

# Public Land Auction

Western UP

*August 30th, 2022*

Baraga, Dickinson, Dickinson (Dnr), Gogebic (Dnr), Gogebic,  
Houghton, Houghton (Dnr), Iron, Iron (Dnr), Keweenaw, Marquette,  
Marquette (Dnr), Menominee, Ontonagon, and Ontonagon (Dnr)  
Counties



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

Auction: 10:00am EDT to 07:00pm  
EDT

*Printed information is subject to change up to the auction start time. Please  
check each lot listing closely for updates.*



**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit these lands.

Properties may be occupied or “being watched” by former owners or neighbors sympathetic with former owners. Occupants are often unknown and could potentially be volatile, unstable or “anti- government” persons. Even vacant land presents potential for conflict.

Some properties still contain the personal property of former owners (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s office to be sure that what we are selling is what you think it is. **We sell by the legal description only.**
- **You should consider obtaining professional assistance** from land surveyors, property inspection companies or others if you have questions about property attributes.

**PLEASE REMEMBER that property lists can change up to the day-of-auction.**

# Paying for your Auction Purchases

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

## Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## Absentee bidding

- If you do not have internet access, **you can submit an absentee bid by calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

\* = Includes a catalog of DNR Surplus Parcels in this county

<b>Kent*, Oceana*, Ottawa, Muskegon</b>  <b>8/1/2025</b>	<b>Northwestern Lower Peninsula</b> (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*)  <b>8/4/2025</b>	<b>Branch, Hillsdale, Jackson</b>  <b>8/5/2025</b>
<b>Monroe</b>  <b>8/5/2025</b>	<b>Bay, Gladwin, Arenac</b>  <b>8/6/2025</b>	<b>The Thumb Area</b> (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola)  <b>8/7/2025</b>
<b>City of Highland Park</b>  <b>8/15/2025</b>	<b>Eastern Upper Peninsula</b> (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*)  <b>8/18/2025</b>	<b>Western Upper Peninsula</b> (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon)  <b>8/19/2025</b>
<b>Oakland</b>  <b>8/20/2025</b>	<b>Southern Central Lower Peninsula</b> (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*)  <b>8/21/2025</b>	<b>Central Lower Peninsula</b> (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*)  <b>8/22/2025</b>
<b>Barry*, Calhoun, Kalamazoo, St. Joseph</b>  <b>8/26/2025</b>	<b>Allegan*, Berrien, Cass, Van Buren</b>  <b>8/27/2025</b>	<b>North Central Lower Peninsula</b> (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon)  <b>8/28/2025</b>
<b>Antrim, Charlevoix, Emmet</b>  <b>9/2/2025</b>	<b>North Eastern Lower Peninsula</b> (Alcona, Alpena, Cheboygan, Iosco, Presque Isle)  <b>9/3/2025</b>	<b>Saginaw</b>  <b>9/4/2025</b>
<b>Genesee*</b>  <b>9/5/2025</b>	<b>Minimum Bid Re-Offer Auction</b>  <b>9/26/2025</b>	<b>No Reserve Auction</b>  <b>10/31/2025</b>

# **Important Information Regarding Rules and Regulations**

**The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.**

- Baraga
- Dickinson
- Gogebic
- Houghton
- Iron
- Keweenaw
- Marquette
- Menominee
- Ontonagon

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 2. Properties Offered

#### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction**. **All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.



Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

### 4. Terms of Sale

#### A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

#### B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

#### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

#### D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

## E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

## F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

## G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

## 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

## 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

## 7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

## 8. Possession of Property

### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted

on the site other than:

### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

## **B. Occupied Property**

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

## **9. Additional Conditions**

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## **10. Deeds**

### **A. Deed Execution and Delivery**

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

### **B. Restrictive Covenants**

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

## **11. Property Taxes & Other Fees**

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned**. These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## **12. Other**

### **A. Personal Property**

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered *personal property*.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

## **B. Mineral Rights**

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

## **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

# **Important Information Regarding Rules and Regulations**

**The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:**

- Dickinson (DNR)
- Gogebic (DNR)
- Houghton (DNR)
- Iron (DNR)
- Marquette (DNR)
- Ontonagon (DNR)

# Michigan DNR Land Sales

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 2. Properties Offered

#### A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

Unless otherwise noted, the "Seller" is the DNR. The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/DNR.

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The DNR and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the DNR. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

- "Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- "Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the DNR may, in its discretion, reserve the mineral rights to offered property as follows:

- "Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the DNR does not reserve mineral rights as described above, the DNR may nonetheless restrict the severance of mineral rights from offered property as follows:

- "This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed**

for the applicable auction and the Active Bidding phase then begins.

## ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

### Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked.** You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

## B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the DNR.

## C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

## D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

## E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

## F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

## G. Bids are Binding

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

## H. Limitations on Bidding

The DNR and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

## I. Attempts to Bypass These Rules and Regulations

The DNR and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

# 4. Terms of Sale

## A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

## B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

## C. Dishonored Payment

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the DNR may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

## D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The DNR **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the DNR is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the DNR may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on



the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

#### F. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, **a penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

### 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

### 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### 7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

##### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

##### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

#### B. Occupied Property

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the DNR.

### 9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the DNR recommends that a person who is interested in acquiring

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## 10. Deeds

### A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the DNR and deeds will be executed and recorded as required by law. The DNR will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

## 11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## 12. Other

### A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the DNR, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The DNR and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered *personal property*.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

### B. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

## Baraga

Lot #	Lot Information	Address	Min. Bid
700	<p><b>Parcel ID:</b> 002-155-013-20; <b>Legal Description:</b> SEC 5 T50N R34W S 210' OF E 210' OF NE 1/4 OF SE 1/4. 1A. <b>Comments:</b> One acre country lot with a pretty typical mobile roofover. The porches are both in rough shape, and there is decay in the roofover and frame add-on as well. A couple of weak spots in the floor. It's generally solid but there could be freeze damage to plumbing .... only one way to find out! Two small outbuildings/sheds. Nice quiet spot in the country. <b>Additional Disclosures:</b> 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$143.56</p>	17350 ELSNER RD BARAGA	\$1,626.53
701	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 044-544-042-00; <b>Legal Description:</b> VILLAGE OF L ANSE SEC 4 T50N R33W PRT OF SW 1/4 OF SW 1/4 COM AT INT OF 8TH ST &amp; ELY BDY OF L ANSE HGTS ADD, TH N 44 DEG 55 M E 20', TH S 45 DEG 05 M E 670' TO POB, TH S 45 DEG 05 M E 10', TH N 44 DEG 55 M E 150', TH N 45 DEG 05 M W 50', TH S 44 DEG 55 M W 80' TH SWLY TO PT N 44 DEG 55M E 50' FROM POB, TH S 44 DEG 55 M W 50'TO POB. .117 A.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 044-544-043-00; <b>Legal Description:</b> VILLAGE OF L ANSE SEC 4 T50N R33W COM AT INT OF 8TH ST &amp; ELY BDY OF L ANSE HGTS ADD, TH N 44 DEG 55 M E 20' TH S 45 DEG 05 M E 630' TO POB, TH N 44'55 M E 70', TH SLY 45', TH S 44 DEG 55 MW 50', TH N 45 DEG 05 M W 40' TO POB IN VILL OF L ANSE PRT OF SW 1/4 OF SW 1/4. .055 A.</p> <p><b>Summer Tax Due:</b> \$558.07</p>	652 POPLAR ST L ANSE;  652 POPLAR ST LANSE	\$5,472.41

# Dickinson

Lot #	Lot Information	Address	Min. Bid
2001	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 002-725-001-00; <b>Legal Description:</b> LOT 1 BLK 25. SKIDMORE'S ADD NO 4 TO THE VILLAGE OF BREITUNG. <b>Comments:</b> Two adjacent lots at the convergence of Fox Drive, Birch Street and Riverview Drive in Breitung Township. There are a couple of cars and a boat stored on the back edge of the property, but we don't have title to these and they're not included in this sale. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 002-725-021-00; <b>Legal Description:</b> LOT 21 BLK 25. SKIDMORE'S ADD NO 4 TO THE VILLAGE OF BREITUNG.  <b>Summer Tax Due:</b> \$42.34</p>	RIVERVIEW DR KINGSFORD;  RIVERVIEW DR KINGSFORD	\$856.81
2003	<p><b>Parcel ID:</b> 005-007-002-00; <b>Legal Description:</b> SEC 7 T44N R29W S 1/2 OF NW 1/4 OF NE 1/4 20.00 ACRES. <b>Comments:</b> Parcel is 660'(n-s) x 1320' (e-w). Does not have frontage on any public road and access is only by 2trak which cannot be guaranteed.  <b>Summer Tax Due:</b> \$457.96</p>	(Off) Floodwood Road, Khoury Lane	\$2,754.20
2004	<p><b>Parcel ID:</b> 005-158-012-00; <b>Legal Description:</b> SEC 8 T43N R30W PART OF NE 1/4 OF NW 1/4 BEG AT A PT ON S LINE OF FORTY 140 FT E OF SW COR, TH N 150 FT, TH E 230 FT, TH S 150 FT, TH W 230 FT TO POB. .79 A. <b>Comments:</b> 3/4 acre parcel in Channing. Measures 150' x 230'.  <b>Summer Tax Due:</b> \$58.98</p>	(OFF) 4TH ST, CHANNING MI	\$609.76
2005	<p><b>Parcel ID:</b> 006-019-016-00; <b>Legal Description:</b> SEC 19 T39N R28W ALL THAT PART OF S 1/2 OF NW 1/4 OF SW 1/4 LYING N OF ABANDONED RAILROAD R/W. 1.58 A. <b>Comments:</b> Irregular shaped parcel near Loretto. Marshland and wetlands indicators. 1.5 acres  <b>Summer Tax Due:</b> \$141.36</p>	OFF LAKE MARY DR N, LORETTO MI	\$999.35
2006	<p><b>Parcel ID:</b> 006-209-005-00; <b>Legal Description:</b> LOT 5 BLK 9 VILLAGE OF LORETTO. <b>Comments:</b> Small platted parcel with no road access  <b>Summer Tax Due:</b> \$17.47</p>	OFF JEFFERSON ST, LORETTO MI	\$439.33
2008	<p><b>Parcel ID:</b> 051-101-582-00; <b>Legal Description:</b> LOT 9 BLOCK 14 HAMILTON &amp; MERRYMAN'S 3RD ADDITION. <b>Comments:</b> Multi-family property had a recent fire. The damage is substantial and may preclude economic viability to repair. <b>Additional Disclosures:</b> 11; 36 (see key for full text)  <b>Summer Tax Due:</b> \$1,204.31</p>	408 5TH ST IRON MOUNTAIN	\$8,104.61
2009	<p><b>Parcel ID:</b> 051-103-153-00; <b>Legal Description:</b> LOT 8 BLOCK 63 PLAT OF LAWNDALE. <b>Comments:</b> Vacant Lot in Iron Mountain  <b>Summer Tax Due:</b> \$7.55</p>	BEECH ST IRON MOUNTAIN	\$386.95
2010	<p><b>Parcel ID:</b> 051-104-549-00; <b>Legal Description:</b> THE WEST 1/2 OF LOT 4 BLOCK 16 STEPHENSON &amp; FLESHIEM 2ND ADDITION (B) LOT 1 BLOCK 21 ARMSTRONG'S 1ST ADDITION. <b>Comments:</b> Older 2 story home in Iron Mountain. Siding is weather-beaten and will need attention. It does have a newer roof that isn't leaking. There are numerous cracks and gaps in the stone foundation walls that go all the way thru. Daylight can be seen through some of these from the basement. Home has 2BR 1BA up. Spartan kitchen. Cosmetically challenged. Could be a decent place with foundation work and new siding. Mid century natural gas furnace. 60a fused electric service <b>Additional Disclosures:</b> 34 (see key for full text)  <b>Summer Tax Due:</b> \$1,002.06</p>	417 W HUGHITT ST IRON MOUNTAIN	\$6,563.91

## Dickinson (DNR)

Lot #	Lot Information	Address	Min. Bid
99051	<b>Parcel ID:</b> 001-005-015-00; <b>Legal Description:</b> A parcel of land in th SE1/4 of SW1/4 lying W'ly of a line drawn 100 ft E'ly of parallel with and adjacent to the E'ly bank of Brown Creek. <b>Comments:</b> The subject property is zoned 501 - Timber Cutover and consists of property on Dufresne Road east of the Camp 3 Road (also known as Swan Peterson Road) intersection. About 7 miles southeast of Felch MI. Has frontage on Brown Creek which flows through the northern part of the property. 3.8 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Dufresne Rd	\$3,250.00
99052	<b>Parcel ID:</b> 001-030-003-00; <b>Legal Description:</b> NW1/4 of the NE1/4 <b>Comments:</b> Property is zoned Residential Vacant. It's located on the west side of Ride Outs Road west of the Cazzola Road intersection at Hardwood. The State of Michigan has recently completed a timber harvest on this parcel. 40 Acres. There is a logging road cut into the center of the parcel off Ride Outs Road near the north property line. The approximate south line of the property is just before the curve on Ride Outs Road. Power is about 1000 feet away, to the north along the road. There is a small area of marshy lands in the NW corner of the parcel according to USGS topographical maps. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Ride Outs Rd	\$32,500.00
99053	<b>Parcel ID:</b> 002-465-007-00; <b>Legal Description:</b> Village of Quinnesec Subdivision: Block 15: Lots 7 8 <b>Comments:</b> The subject property is zoned Commercial Two and consists of property on US2 east of the Pine Street intersection. More specifically the subject is located within the Village of Quinnesec MI. The subject is not very large and has an MDOT easement for the US2 ROW overlying the northwest corner of the property. As a result the subject is not a standalone parcel due to its limited size. In addition the parcel is zoned commercial limiting residential uses like that found adjacent to the east within Village of Quinnesec Subdivision. Property dimensions are 50' (north-south) X 100' (east-west) - some of the road ROW covers the northwestern part of the property. 0.11 Acres <b>Additional Disclosures:</b> 75; 9 (see key for full text) <b>Summer Tax Due:</b> TBA	US-2	\$500.00
99054	<b>Parcel ID:</b> 051-100-143-00; <b>Legal Description:</b> Armstrong's First Addition Subdivision: Entire Block 1 <b>Comments:</b> This is a one foot wide strip of land that runs along the east side of Kimberly Street from Fleshiem Street to the alley. It is zoned residential. As it exists it is far too small to build on HOWEVER the adjacent lot is also for sale through a third party. The two could be merged. 1' (east-west) X 102' (north-south). 0.002 Acres <b>Additional Disclosures:</b> 75; 9 (see key for full text) <b>Summer Tax Due:</b> TBA	Fleshiem St Kimberly Ave	\$300.00
99055	<b>Parcel ID:</b> 051-102-267-00; <b>Legal Description:</b> Kimberly's Fourth Addition Subdivision: Block 15: Lot 8 excluding that part within road ROW <b>Comments:</b> The subject property is zoned Industrial and consists of a small triangular open area at the intersection of M95 and Pewabic Street in the City of Iron Mountain MI. The subject parcel doesn't meet zoning to build restrictions due to its small size. 0.1 Acres <b>Additional Disclosures:</b> 75; 9 (see key for full text) <b>Summer Tax Due:</b> TBA	M-95 @ Pewabic St	\$1,500.00
99056	<b>Parcel ID:</b> 051-103-481-00; <b>Legal Description:</b> Lumberman's Mining Co's Second Addition: Lots 119 120 <b>Comments:</b> Located directly south of the LIUNA! baseball diamond (right over the centerfield fence!) Zoned Residential Vacant and consists of two densely wooded subdivision lots on Spruce Street north of the Wells Street intersection. This property meets zoning to allow construction of a new home. 0.3 Acres. Lots of landscape rock here too! <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Spruce St	\$9,000.00
99057	<b>Parcel ID:</b> No Tax-Id Assigned (A); <b>Legal Description:</b> A strip of land in the NW 1/4 of the NE 1/4 100 feet wide being parallel with and adjacent to the Westerly bank of Sturgeon River. <b>Comments:</b> Road frontage on the north side of US 2 and the westerly bank of the Sturgeon River The subject property is zoned Residential Vacant and consists of a 100' strip of land along the Sturgeon River with road frontage on US2 west of the Ball Street intersection. More specifically the subject parcel is located about ½ a mile west of the Village of Loretto MI. The subject parcel is not large enough to be built on. A non-adjacent buyer could purchase a property for recreational use (e.g. fishing camping etc.) 3 Acres - Please note: The aerial map attached to this listing is an estimate based on the legal description and is for general reference only. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	US-2	\$8,400.00

99058	<p><b>Parcel ID:</b> No Tax-Id Assigned (B); <b>Legal Description:</b> A strip of land in the NW 1/4 of the NE 1/4 100 feet wide being parallel with and adjacent to the Easterly bank of Sturgeon River. <b>Comments:</b> Road frontage on the north side of US 2 and the easterly bank of the Sturgeon River The subject property is zoned Residential Vacant and consists of a 100' strip of land along the Sturgeon River with road frontage on US2 west of the Ball Street intersection. More specifically the subject parcel is located about ½ a mile west of the Village of Loretto MI. The subject parcel is not large enough to be built on. A non-adjacent buyer could purchase a property for recreational use (e.g. fishing camping etc.) 3 Acres. Please note: The aerial map attached to this listing is an estimate based on the legal description and is for general reference only. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	US-2	\$8,400.00
99059	<p><b>Parcel ID:</b> 004-250-135-00; <b>Legal Description:</b> Village of Vulcan Subdivision: Lot 135 and 136 North of U.S. 2 <b>Comments:</b> The subject property is zoned R3 Residential and consists of property on Spruce Street at the US2 intersection. More specifically the subject is located within the Village of Vulcan MI. The subject is not very large and likely can only be utilized for non-permanent uses. The US2 ROW borders the southern part of the property. Access will likely have to come off Spruce Street which has less traffic. Property dimensions are about 70' (east-west) X 30' (north-south). 0.04 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Spruce St	\$800.00
99060	<p><b>Parcel ID:</b> 005-216-007-00; <b>Legal Description:</b> Government Lot 4 <b>Comments:</b> The subject property is zoned RP " Resource Agriculture Production and consists of property along the Michigamme River about 10 miles north of Sagola MI near the Newberg Road river crossing. The property is surrounded by 4 private landowners and does not have road access to a county-maintained road. The only way to access the parcel legally is floating the Michigamme River. The area consists of rolling relief with wet muck soils near the Michigamme River and the small pond located in the center of the parcel. The remainder of the property consists of dry sandy-loam soils. Around 250 foot of river frontage on the Michigamme River in the northwest corner of the parcel! 39.5 Acres. Please note: The aerial map attached to this listing is an estimate based on the legal description and is for general reference only. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Newberg Rd	\$30,500.00
99061	<p><b>Parcel ID:</b> 006-073-009-00; <b>Legal Description:</b> NW1/4 of the NW1/4 <b>Comments:</b> What a beautiful piece of property! 40 acres on the Sturgeon River northeast of Vulcan. 1200' feet of river frontage creates an exciting opportunity for a one-of-a-kind compound! Zoned Timber Production. Located on Road N3015 (locally known as Cassidy Creek Road) south of the Road N 4015 intersection. More specifically the subject is about 13 miles northeast of Vulcan MI. Both Road N3015 (This is NOT a certified county-maintained road. There is a gate when trying to access the property from the north. Please do your due diligence to determine legal road access) and the Sturgeon River go through the subject property, bisecting it. The Sturgeon River does isolate a small portion of land on the east side of the river that can only legally be accessed via floating the stream. The subject has around 1200 feet of frontage on the Sturgeon River. The State of Michigan does not own the mineral rights to the parcel. 40 Acres. We put pink survey tape at the approximate north and south lines along the road. At the north the road clearing widens and there are two gates for adjacent owners. At the south, an adjacent owner has a gate on the west (non-riverfront) side of the road. <b>Additional Disclosures:</b> 75; 43 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Road N3015	\$45,000.00

# Gogebic

Lot #	Lot Information	Address	Min. Bid
2300	<b>Parcel ID:</b> 01-32-004-000; <b>Legal Description:</b> SEC. 14 T47N R46W LOT 40 ANVIL PLAT; LOT 40. <b>Comments:</b> Cute little 2BR 1BA bungalow style home at the Anvil Location near Bessemer. There is a little mid century paneling to deal with, but this one could be restored to original period finish without a lot of trouble. Maple floors worth refinishing. Old converted coal to natural gas gravity furnace. No roof leaks visible inside, but she needs a good emptying and cleaning because she is a little grubby. Could be a cute little place in the right hands. Straight and solid. We did notice decay in a closet floor ... not sure what that's from .... <b>Summer Tax Due:</b> \$410.21	N10352 SUNSET VIEW ST BESSEMER	\$3,363.48
2301	<b>Parcel ID:</b> 03-05-500-400; <b>Legal Description:</b> SEC. 13 T47N R47W LOTS 10-13, BLOCK 1. NEWPORT HEIGHTS SUB. <b>Comments:</b> This is a great candidate for a "flip" house. Great area near the Country Club. Solid mid century raised ranch with 2 car detached garage. It will need plumbing, electrical and HVAC attention, but the basic structure is pretty solid. Mid life roof. The back door(s) are simply GONE. Inside there are wood floors worth refinishing. 2BR 1BA. A little grubby but not awful. A few broken windows to deal with. Did we say great location? Nice corner lot. Comes with enough tires for everyone's cars. A dumpster load out of here would make this one so much better. Will need a new garage door. Decent roof. Aluminum siding. <b>Summer Tax Due:</b> \$1,282.52	N10210 OLSON RD IRONWOOD	\$8,561.33
2302	<b>Parcel ID:</b> 04-29-402-000; <b>Legal Description:</b> SEC. 34 T45N R43W BEG 172' E OF SW COR OF SW1/4 OF NW1/4 TH E 385' TH N AT RT ANG TO S'N BDY LN 51.5' TH WLY ALG SLY EDGE OF T RD TO POB. <b>Comments:</b> Vacant Lot ~0.43 Acres in Marenisco <b>Summer Tax Due:</b> \$22.06	LITTLE OXBOW LK RD MARENISCO	\$481.05
2303	<b>Parcel ID:</b> 06-19-207-300; <b>Legal Description:</b> SEC. 32 T44N R39W PRT OF GOVT LOT 9, COM AT SE COR OF SUB; TH N74 DEG 03'W 83.20 FT TO POB; TH N 167.36 FT M OR L; TH W 50 FT; TH S TO MICH-WISC BDRY; TH S74 DEG 03'E TO POB. <b>Comments:</b> Vacant Lot ~0.18 Acres in Watersmeet <b>Summer Tax Due:</b> \$9.72	OFF HWY 95 WATERSMEET	\$428.73
2305	<b>Parcel ID:</b> 51-00-116-200; <b>Legal Description:</b> SEC. 00 TN RW W 1/2 OF N 70 FT OF LOT 1, BLK. 14 ORIGINAL PLAT. <b>Comments:</b> Small, two (surprise) bedroom frame construction home on a tiny corner lot in Bessemer. Steel roof appears to be in solid condition. Vinyl siding. There is some sway in the floors inside the home, suggesting something is in need of attention underneath. The front section is on a block foundation, but the rear addition may be wood footings, hence the issues. This is roomier than it appears from the street. The natural gas service is GONE, making us wonder if it isn't a demo target by the city. We would find out before bidding if we were you. <b>Summer Tax Due:</b> \$442.81	501 E LONGYEAR ST BESSEMER	\$3,986.81
2306	<b>Parcel ID:</b> 51-00-118-900; <b>Legal Description:</b> SEC. 10 T47N R46W LOT 4, BLK. 16; ORIGINAL PLAT. <b>Comments:</b> 1.5 story wood frame house in Bessemer. The foundation wall on the west side is buckling in, and there is deflection of about one foot at present. Tick tock. On the other side of this beauty, there is an attached one car garage that has been converted to additional living space that has a rotten, collapsing roof. On top of all of it is a roof that is nearing the end of life. The front steps here are collapsed and unsafe. Utility service lines to this building have been dropped by all of the service providers. Needs to be demoed. <b>Additional Disclosures:</b> 34; 36; 33 (see key for full text) <b>Summer Tax Due:</b> \$357.93	607 E SELLAR ST BESSEMER	\$6,541.07
2307	<b>Parcel ID:</b> 51-05-005-000; <b>Legal Description:</b> SEC. 00 T00N R00W LOT 4, BLK. 4 & WEST 5 FT OF LOT 5, BLK. 4; HIBBING ADD. <b>Comments:</b> We've sold this one before, and not much has happened since then. The last time it had been abandoned and was cluttered. Now most of the debris has been cleared, but little of the necessary work has been undertaken to finish it. Inside, this one is partially stripped. On the main floor most of the dated 80's decor is gone, tho it remains on the second floor. There are some maple floors worth saving where they have not warped. There is evidence of frozen plumbing. 3BR up, 1 down. 2 BA one up/down. We suspect that the heating boiler is probably trashed from freezing as well. Roof is older but not leaking that we could see. The natural gas service is literally GONE ... meter, base, underground line ... all of it. Electrical is antiquated fused service. This could be a decent place with a substantial investment. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$638.02	107 E IRON ST BESSEMER	\$5,872.28
2308	<b>Parcel ID:</b> 51-05-006-500; <b>Legal Description:</b> SEC. 00 T00N R00W E1/2 OF LOT 4, BLOCK 5; HIBBING ADD. <b>Comments:</b> Vacant Lot ~0.06 Acres in Bessemer <b>Summer Tax Due:</b> \$28.44	209 E IRON ST BESSEMER	\$390.90

2309	<p><b>Parcel ID:</b> 52-15-481-070; <b>Legal Description:</b> LOT 4 AND EAST 20 FT OF LOT 5, BLOCK 1 GARVEY ADDITION <b>Comments:</b> Old single wide trailer on a small platted parcel on the north side of Ironwood. It is unlikely this mobile can legally be reoccupied, so it will need to be removed. Check with local zoning folks about its suitability for your intended purpose. It has been boarded, so we did not investigate the interior. Trailer still has tongue for easier removal. <b>Additional Disclosures:</b> 33; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$164.38</p>	706 GARVEY ST IRONWOOD	\$2,390.01
2310	<p><b>Parcel ID:</b> 52-15-481-105; <b>Legal Description:</b> WEST 1/2 OF LOT 1 BLOCK 1 GARVEY ADDITION BEING APPROX. 45.99 FT ON THE NORTH, 84.58 FT ON THE WEST, 45.46 FT ON THE SOUTH AND 87 FT ON THE EAST <b>Comments:</b> The mobile home that was here has been removed. It is unlikely that it can be replaced with another mobile under current zoning. Check with the zoning folks as to your anticipated use for this property before bidding. Would make great extra yard for a neighbor. <b>Additional Disclosures:</b> 62 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.71</p>	716 GARVEY ST IRONWOOD	\$998.42
2311	<p><b>Parcel ID:</b> 52-22-101-040; <b>Legal Description:</b> E 73 FT OF LOT 1 BLOCK 12 AND LOT 2 BLOCK 12 (EXC W 90' THEREOF) C S GRANDVIEW ADD <b>Comments:</b> Small, efficient 2BR 1BA home in Ironwood. Detached one car garage. This home still contains substantial personal property which we do not have title to and it is not included in the sale. This is a well maintained property that looks as though occupancy was always gentle. It is a midcentury stick built home that has been professionally upgraded with newer roof, windows and doors and other features. Newer efficient furnace. 100A electric service. Corner lot in a nice neighborhood in west Ironwood. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$999.50</p>	300 W FRANCIS ST IRONWOOD	\$3,600.37
2312	<p><b>Parcel ID:</b> 52-22-259-040; <b>Legal Description:</b> W 1/2 OF LOTS 5, 6, &amp; 7 BLOCK 3 AYER &amp; LONGYEAR ADD <b>Comments:</b> Old mercantile type building. Would have originally been a commercial use on the main floor and an owners flat above. The exterior stairwell to the second floor (which was dangerous) was recently removed, so there is currently no access to that area of the building. This one doesn't look too hot, and the inside is lobotomized, but structurally it's not the worst one we've seen on the list at all. It will need a complete interior and exterior redo, however the steel roof has protected the interior from excessive damage. There are restorable wood floors in the forward portion of the main floor. Pretty much all of the original interior finish and the historic storefront have been stripped. This is a shell from which to re-start. It will need windows, doors, electrical, plumbing and resurfacing. Little (if any) off street parking. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$195.41</p>	420 E MCLEOD AVE IRONWOOD	\$2,801.06
2313	<p><b>Parcel ID:</b> 52-22-260-250; <b>Legal Description:</b> S 26.5 FT OF LOT 1 BLOCK 2 AYER &amp; LONGYEAR ADD <b>Comments:</b> This is a two story wood frame home in Ironwood. The upper floor has a second kitchen, but it doesn't really seem to be designed to flow as a duplex ... Single furnace. The neighbors tell us that someone "just bought" the house (after the tax foreclosure was complete) and was "already remodeling it". They also related that there has been "a fire" in this home. Sure enough, there is plenty of soot in several rooms, but we could not really identify the exact location of the fire or pinpoint any damage remaining to the building. We're thinking it may have been a burning sofa type event that was put out before causing serious issue. In any instance, this one is torn up and will need to be redone before being merchantable again. There are easily at least 3 bedrooms here, depending on how you configure the floor plan. Maybe more. Everything looks structurally solid, but worn and in need of cosmetics. Older roof, not leaking. Wood siding is a bit beat up but salvageable. <b>Additional Disclosures:</b> 50; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$886.14</p>	133 S CURRY ST IRONWOOD	\$3,009.97
2314	<p><b>Parcel ID:</b> 52-22-280-120; <b>Legal Description:</b> LOTS 94-98 INCLUSIVE, AND LOT 99 (EXCEPT N 182.00 FT OF LOT 99) ASSESSORS PLAT NO 3 <b>Comments:</b> Massive commercial/institutional property in Ironwood. Has most recently been used as a nursing home. Original construction was a hospital, and a new wing was added late-century to facilitate its expanded use in long term care. There is asbestos here to be abated ... an expensive process. We did not investigate the interior of this one in detail as it was well secured at the time of our visit in June. There are likely to be at least partial demolition requirements here that include asbestos abatement. Located directly west of the Luther L. Wright School in Ironwood. <b>Additional Disclosures:</b> 65; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7,151.27</p>	634 E AYER ST IRONWOOD	\$29,250.72



2315	<p><b>Parcel ID:</b> 52-22-284-030; <b>Legal Description:</b> ALL OF LOT 14 BLOCK 6 &amp; NORTH 2 FT OF LOT 15 BLOCK 6 MANSF. CASE &amp; LONGY. <b>Comments:</b> This one is roached. It's built on a wood pier footing system that is failing. Usually, these collapse in the center, but this one is going the opposite way. There is a hump in the living room floor that is more than a foot higher than the outside walls. The perimeter of this house is sinking, but the center isn't. This one is way past any rational, sane, logical or other effort to restore. Don't walk, run, from this one. It's not really even safe to be inside. Every little snap crackle pop could be the last. Oh, and the roof on the rear additions is nasty bad and that part is really rotten. <b>Additional Disclosures:</b> 5; 34; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$201.38</p>	126 S CURRY ST IRONWOOD	\$1,571.35
2316	<p><b>Parcel ID:</b> 52-22-301-050; <b>Legal Description:</b> SOUTHERLY 25 FT OF LOT 3 BLOCK 1 AND NORTHERLY 17 FT OF WESTERLY 160 FT OF LOT 4 BLOCK 1 ORIGINAL PLAT <b>Comments:</b> 1.5 story, 2BR 1BA wood frame home on Ironwoods west side. Someone began stripping this one for a rehab, then walked away. There is a slight sag in the very center of the house, but it is not severe and could be corrected from the basement. The garage roof is caved in. There appears to have been a freeze burst or other plumbing issue in the bathroom (second floor) that has messed up the dining room area. The boiler is gone, and the electrical system has been discombobulated and needs to be put back together. A good project house. The garage roof joists could be replaced without much work, and that wall looks okay. It appears there were likely roof issues in the past, but the current one does not appear to leak. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$356.17</p>	410 ALBANY ST IRONWOOD	\$2,537.49
2317	<p><b>Parcel ID:</b> 52-22-376-040; <b>Legal Description:</b> LOTS 1, 2, 3, &amp; 4 BLOCK 29 ORIGINAL PLAT LOTS 104, 105, 106, 107, &amp; THE E 17' OF LOT 108, THE E 35' OF LOT 116, ALL OF LOTS 117, 118, 119 &amp; THE VACATED ALLEY LYING WEST OF LAWRENCE ST KING &amp; GENTILE ADD <b>Comments:</b> This is a landmark mid-century building in downtown Ironwood. Formerly the FNB bank branch. It is a solidly constructed fortress that would make a reputation establishing location for any company needing office space. In its most recent incarnation, it has been used as a marijuana grow facility. The building contains a dozen or so private offices, teller stations, a drive thru window with vacuum tube carriers (intact) and full lower level that is undesignated large open rooms. It also has a substantial parking lot and a prominent location downtown. If you have a use for a property of this design, you will buy this one for hundreds of thousands of dollars less than it would cost to reproduce it. This is literally built "like a fort" Huge Diebold walk in safe. Night depository. Everything is still here. Local credit unions should take a good look at this. There has been a moisture issue in the basement because the sump pumps have been inoperable (power out) but this can be cleaned up.</p> <p><b>Summer Tax Due:</b> \$13,853.59</p>	205 W AURORA ST IRONWOOD	\$57,335.42
2318	<p><b>Parcel ID:</b> 52-22-426-100; <b>Legal Description:</b> S 5' OF LOT 12 &amp; ALL OF LOT 13 BLOCK 5 AYER &amp; LONGYEAR ADD <b>Comments:</b> There is much deferred maintenance here. This home is OCCUPIED, so we could not view it in detail, but it MUST be leaking inside, as there is decay and visible distress in the roofing all over the topside. If it's not leaking yet, it's gonna very soon! There is decay in soffits, windows and doorways as well. This one from the curb has numerous areas that need attention. <b>Additional Disclosures:</b> 21; 6; 5; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$468.14</p>	224 S CURRY ST IRONWOOD	\$2,810.51
2319	<p><b>Parcel ID:</b> 52-22-455-060; <b>Legal Description:</b> PART OF S 1/2 OF SE 1/4 OF 22 47-47 BEG AT A PT ON THE SE LINE OF SUB-DIV 424.9 FT E FROM THE SW COR THEREOF &amp; RUNNING TH N 4 DEGREES 32' E 150.32 FT TH N 220 FT PARALLEL WITH THE W LINE OF SD SUB- DIV TH S 32.4 FT PARALLEL WITH S LINE TH S 220 FT PARALLEL WITH SD S LINE TH S 4 DEGREES 41' W 150.34 FT TH W ALONG SD S LINE 32 FT TO PT OF BEG ACREAGE <b>Comments:</b> Vacant Lot ~0.28 Acres in Ironwood</p> <p><b>Summer Tax Due:</b> \$31.73</p>	104 W PINE ST IRONWOOD	\$491.11
2320	<p><b>Parcel ID:</b> 52-24-202-090; <b>Legal Description:</b> SEC 24 T47N R47W; PRT OF SW1/4 OF NE1/4; COM 1983.42 FT S &amp; 297.32 FT E OF N1/4 COR OF SEC 24; TH N89 DEG 49'43"E 115.62 FT; TH N46 DEG 06'19"E 65.26 FT; TH S03 DEG 23'19"W 240.75 FT; TH N87 DEG 58'57"W 178.96 FT; TH N09 DEG 10'23"E 190.87 FT TO POB 1.00 ACRE <b>Comments:</b> 1.5 story 2.5BR 1BA home near the Newport Location. There is some debris here to clear, but this is a midcentury, stick built home that should be worth a rehab. Wood floors that can be restored. One bedroom down and a second floor bedroom plus small potential child's room up there also. The plumbing/bath is torn up. Overall it needs to be cleaned out and then resurfaced. Older 60A fuse box electric service. Damp, low basement. The roof isn't "leaking" (yet), but there are water stains suggesting that water is creeping up at the eaves during thaws in the ice and there is some decay there to deal with. A new roof would not hurt. Natural gas forced air heat, modern efficient furnace.</p> <p><b>Summer Tax Due:</b> \$750.40</p>	413 HOVEN RD IRONWOOD	\$3,331.89

2321	<b>Parcel ID:</b> 52-24-307-120; <b>Legal Description:</b> LOT 3 BLOCK 9 VIL. OF JESSIEVILLE <b>Comments:</b> The once proud Jessieville Fire Station No. 2 is now bidding its time until demolition or self-demolition. This property is beyond economic reality to restore. The roof joist structure and interior floor system are both decayed and have collapsed. It is open to the sky inside. We have sold this several times in the past. And like the bad penny .... <b>Additional Disclosures:</b> 33; 36 (see key for full text) <b>Summer Tax Due:</b> \$160.30	221 BONNIE ST IRONWOOD	\$976.61
2322	<b>Parcel ID:</b> 52-27-101-150; <b>Legal Description:</b> LOT 5 BLOCK 5 REIDS ADDITION ALSO ALL THAT PART OF GOV'T LOT 1 SEC 27 T47N R47W COMM AT THE 1/4 COR COMM TO SEC 22 & 27 T47N R47W, THS 89 DEGREES 17' 49" W ALG THE LINE COMM TO SEC 22 & 27 A DIST OF 2142.76', TH S 08 DEGREES 22' 40" E ALG THE C/L OF THE NOW ABANDON CNW RR A DIST OF 656.32', TH N 85 DEGREE 10' 00" E A DIST OF 50.10' TO THE E ROW OF THE ABANDONED CNW RR, TH CONT N 85 DEGREES 10' 00" E A DIST OF 26.68' TO A CAPPED 5/8" IRON ROD, TH S 10 DEGREES 05' 22" E A DIST OF 9.45' TO THE POB, TH CONT S 10 DEGREES 05' 22" E A DIST OF 31.85' TO A 5/8" CAPPED IRON ROD, TH N 81 DEGREES 18' 54" E A DIST OF 76.09' TO A 5/8" CAPPED IRON ROD, TH N 64 DEGREES 28' 01" E A DIST OF 11.79', TH DUE N A DIST OF 17.9' TO A 5/8" CAPPED IRON ROD, TH S 88 DEGREES 31' 48" W A DIST OF 91.97' TO THE POB ACREAGE COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, CURRY ADDITION; THENCE DUE WEST, ALONG THE NORTH LINE OF LOT 1, BLOCK 5, CURRY ADDITION, A DIST OF 35 FEET TO A POB; THENCE S86DEG 11'09"W A DIST OF 15.03 FEET; THENCE N86 DEG 11'09" W A DIST OF 15.03 FEET TO THE NORTH LINE OF SAID LOT 1, BK 5, CURRY ADDITION; THENCE DUE EAST ALONG NORTH LINE OF LOT1, BK5, CURRY ADDITION A DIST OF 30 FEET TO POB; EXCEPTING THEREFROM COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, CURRY ADDITION; THENCE N86DEG 11'09"W A DIST OF 15.03 FEET; THENCE S86 DEG 11'09" W A DIST OF 15.03 FEET TO THE NORTH LINE OF SAID LOT 1, BK 5, CURRY ADDITION; THENCE DUE EAST ALONG NORTH LINE OF LOT1, BK5, CURRY ADDITION A DIST OF 30 FEET TO POB; <b>Comments:</b> One story, wood frame home in Ironwood. Has undergone some updating including a fairly fresh roof. It is OCCUPIED by a renter, and we did not have the opportunity to view it in detail. It looks like this could be finished and made merchantable without a tremendous amount of work. Needs siding as to the exterior. Not sure what the inside is like. <b>Additional Disclosures:</b> 6; 21; 33; 50 (see key for full text) <b>Summer Tax Due:</b> \$769.35	109 POPLAR ST IRONWOOD	\$3,898.74
2323	<b>Parcel ID:</b> 52-27-130-160; <b>Legal Description:</b> LOT 2 BLOCK 4 CURRY 3RD ADDITION LOT 5 BLOCK 7 REIDS ADDITION <b>Comments:</b> Vacant Lot ~0.22 Acres in Ironwood <b>Summer Tax Due:</b> \$13.71	101 TAYLOR ST IRONWOOD	\$1,751.14
2324	<b>Parcel ID:</b> 52-27-206-030; <b>Legal Description:</b> LOT 13 BLOCK 7 NORRIE ADDITION <b>Comments:</b> A nasty old house has been removed from this parcel. All fresh and ready for your new project. Even comes with rhurarb! <b>Summer Tax Due:</b> \$11.96	110 E BIRCH ST IRONWOOD	\$1,164.11
2325	<b>This lot is a "bundle" comprised of 3 parcels</b>  <i>(1 of 3)</i> <b>Parcel ID:</b> 52-36-100-050; <b>Legal Description:</b> LOT 5 PLAT OF CRESTVIEW ACRES OF CITY OF IRONWOOD <b>Comments:</b> Three lots being sold together in one sale. Only one has finished road access, the other two are adjacent to the east off the end of the Normandy Avenue cul-de-sac. Municipal water is here!  <i>(2 of 3)</i> <b>Parcel ID:</b> 52-36-100-060; <b>Legal Description:</b> LOT 6 PLAT OF CRESTVIEW ACRES OF CITY OF IRONWOOD <b>Comments:</b> Vacant Lot ~0.68 Acres in Ironwood  <i>(3 of 3)</i> <b>Parcel ID:</b> 52-36-100-070; <b>Legal Description:</b> LOT 7 PLAT OF CRESTVIEW ACRES OF CITY OF IRONWOOD <b>Comments:</b> Vacant Lot ~0.44 in Ironwood <b>Summer Tax Due:</b> \$168.97	NORMANDY AVE IRONWOOD;  NORMANDY AVE IRONWOOD;  NORMANDY AVE IRONWOOD	\$1,809.63
2328	<b>Parcel ID:</b> 53-05-500-510; <b>Legal Description:</b> SEC. 16 T47N R45W ONELLA ADDITION; ASSESSOR'S PLAT NO. 5 E 54 FT OF LOT 7; BLOCK 1. <b>Comments:</b> Vacant Lot ~0.06 Acres in Wakefield <b>Summer Tax Due:</b> \$21.00	PIERCE ST WAKEFIELD	\$461.07
2329	<b>Parcel ID:</b> 53-13-500-500; <b>Legal Description:</b> SEC. 18 T47N R45W VERONA ADDITION NO. 1; ASSR'S PLAT NO. 20; LOT 7. <b>Comments:</b> 3BR 1BA home has seen updating to windows and doors and has a fairly fresh interior ... needs floor coverings. Fairly modern furnace and wiring. Roof looks sketchy but isn't leaking. Some restorable wood floors. We saw foundation issues under the front entry room in the basement. It's not fancy, but it would not take much to turn this one back on. There is freeze damage to the plumbing, so plan for some repairs there. <b>Additional Disclosures:</b> 35 (see key for full text) <b>Summer Tax Due:</b> \$855.38	1708 VERONA RD WAKEFIELD	\$6,743.13

2330	<b>Parcel ID:</b> 53-14-600-300; <b>Legal Description:</b> SEC. 10 T47N R45W ASSESSOR'S PLAT OF CASTILE LOCATION; LOT 61 . <b>Comments:</b> They say that a picture is worth 1000 words. Well ... see the photos for 6000 words worth. Open air design. Sunken living room. Bright and airy. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$39.85	143 BEST RD WAKEFIELD	\$2,602.52
2331	<b>Parcel ID:</b> 53-21-002-210; <b>Legal Description:</b> SEC. 14 T47N R45W W1/2 OF N1/2 OF E1/2 OF SE1/4 OF NW1/4. 5 ACRES M OR L. <b>Comments:</b> Nice, rolling five acre parcel located just east of Wakefield on a paved county road. There is municipal water here. The home on this parcel collapsed, but the one car garage and shed (sauna?) remain. We noticed a trough of muck soils right across the backside of where house was, and wonder if there isn't a spring or other natural water source there that might have undermined the foundation? Anyhow .... our math says that this parcel is 330' along the road and 660' deep ... or 5 acres. The house is a total loss. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$1,927.50	3406 E PIERCE ST WAKEFIELD	\$9,375.08
9992317	<b>Parcel ID:</b> 52-22-376-040; <b>Legal Description:</b> LOTS 1, 2, 3, & 4 BLOCK 29 ORIGINAL PLAT LOTS 104, 105, 106, 107, & THE E 17' OF LOT 108, THE E 35' OF LOT 116, ALL OF LOTS 117, 118, 119 & THE VACATED ALLEY LYING WEST OF LAWRENCE ST KING & GENTILE ADD <b>Comments:</b> This is a landmark mid-century building in downtown Ironwood. Formerly the FNB bank branch. It is a solidly constructed fortress that would make a reputation establishing location for any company needing office space. In its most recent incarnation, it has been used as a marijuana grow facility. The building contains a dozen or so private offices, teller stations, a drive thru window with vacuum tube carriers (intact) and full lower level that is undesignated large open rooms. It also has a substantial parking lot and a prominent location downtown. If you have a use for a property of this design, you will buy this one for hundreds of thousands of dollars less than it would cost to reproduce it. This is literally built "like a fort" Huge Diebold walk in safe. Night depository. Everything is still here. Local credit unions should take a good look at this. There has been a moisture issue in the basement because the sump pumps have been inoperable (power out) but this can be cleaned up. <b>Summer Tax Due:</b> TBA	205 W AURORA ST IRONWOOD	\$57,335.42

## Gogebic (DNR)

Lot #	Lot Information	Address	Min. Bid
99064	<b>Parcel ID:</b> 52-27-104-050; <b>Legal Description:</b> Reid's Addition Subdivision Block 6: West 56.8 feet of Lot 9 <b>Comments:</b> The subject property is zoned R1 " Residential and consists of an approximately 0.01-acre parcel. The subject is located on the east side of Popular Street south of the Oak Street intersection in the City of Ironwood MI. Due to the size of the subject it does not meet local zoning to build regulations. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Popular St	\$300.00
99067	<b>Parcel ID:</b> Part of 06-18-001-100; <b>Legal Description:</b> S1/2 of the SE1/4 of the NW1/4 lying east of the centerline of Duck Lake Road <b>Comments:</b> 8 acres, located directly across the street from a public boating access site on beautiful Duck Lake! Zoned Recreation and Forestry and consists of an approximately 8-acre parcel on the east side of Duck Lake Road, south of the Black Bear Road intersection. About 6 miles south of Watersmeet MI. The subject parcel does meet zoning to build restrictions which requires a 200' width and depth (just under 1 acre) and a 50' road setback. The property does appear wet in areas which may limit building on the property. The State of Michigan does not own the mineral rights to the property. Phone and power both at the road or nearby! <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Duck Lake Rd	\$21,000.00
99068	<b>Parcel ID:</b> Part of 06-21-300-700; <b>Legal Description:</b> SW1/4 of the SE1/4 lying southerly of the 100 foot Chicago and North Western Transportation Company right-of-way SUBJECT TO Chicago and Northwestern RR Co and county highway road right-of-way easements <b>Comments:</b> Beautiful 11.4 acre wooded parcel near Watersmeet. Has frontage on Old US-2 a paved, county maintained road. Zoned Recreation and Forestry and consists of an approximately 11.4-acre triangular parcel on the southeast side of Old US Highway 2, southwest of the Buck Lake Road <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Old US Highway 2	\$13,000.00
99069	<b>Parcel ID:</b> 06-22-703-600; <b>Legal Description:</b> N 100' of S 450' of E 336' of NW1/4 of NW1/4 lyg W of Duck Creek <b>Comments:</b> The subject property is zoned R1 - Residential and consists of an approximately 0.2-acre parcel along Duck Creek. The subject does not have road access and is located northeast of downtown Watersmeet MI. The subject parcel does not meet zoning to build restrictions which requires a 100' X 150' width and depth (just under ½ acre) and a 25' road setback. The National Forest is located across Duck Creek to the east Forested <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$300.00
99070	<b>Parcel ID:</b> 06-22-704-600; <b>Legal Description:</b> That part of S1/2 of NW1/4 SW1/4 lying E of C & NW Railway Co. R/W. <b>Comments:</b> The subject property is zoned R1 - Residential and consists of an approximately 5.7-acre triangular parcel along the Watersmeet-Land O Lakes Trail. The subject does not have road access and is located northeast of downtown Watersmeet MI. Duck Creek flows through the northeastern part of the subject. The subject parcel does meet zoning to build restrictions which requires a 100' X 150' width and depth (just under ½ acre) and a 25' road setback. Road access would need to be acquired to meet these zoning criteria. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$4,000.00

# Houghton

Lot #	Lot Information	Address	Min. Bid
2600	<b>Parcel ID:</b> 001-600-009-50; <b>Legal Description:</b> N 1/2 OF LOT 9 ASSESSOR'S PLAT OF BROOKLYN <b>Comments:</b> Don't let the outside fool you. This is a solid, efficient tight little place. One half of a duplex in Brooklyn. The exterior decks are newer and solid. The interior isn't flashy, but its straight and wouldn't take much to make it pretty decent. Gas space heat. Insulated walls. Updated windows. There is a roof leak around the chimney to deal with. Would be a great little crib for a single person or small family. 2BR 1 BA. You can heat this one with a flashlight! <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$171.86	44425 SIXTEENTH AVE BROOKLYN	\$2,330.01
2601	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 002-007-227-00; <b>Legal Description:</b> SEC 7 T56N R32W LOTS 227 & 229 WOLVERINE LOCATION. COM @ N 1/16 POST OF NW 1/4; TH S 10 DEG 40' E 769'; TH S'LY ALG E'LY BNDRY OF US 41; 474' TO A PT HEREAFTER CALLED PT A; TH SW'LY ALG US-41 BNDRY 90'; TH S 28DEG 45' W 125'; TH S 61 DEG 15' E 120'; TH N 28 DEG 45' E 125'; TH N 33 DEG 07' 02" E 75' TO POB & NW COR OF LOT 229; TH S 33 DEG 07' 02" W 75'; TH S 28 DEG 45' W 125' TO SW COR OF LOT 227; TH S 61 15' E 110' TO SE COR OF LOT 227; TH N 21 DEG 36' E TO NE COR OF LOT 229 WH ISA PT WH IS S 53 DEG 41' 10" E OF PT A; TH N 53 DEG 41' 10" W TO POB. .5 AC M/L. <b>Comments:</b> Older two story home has a good amount of debris laying around and will need a cleanup before you're really able to judge condition. There is a lot of personal property present here, so we did not breach to inspect the interior. You'll need at least one dumpster. This sale includes two parcels, one containing the house and garage, and a second vacant strip to the rear on Wolverine Street, which also extends behind the next house to the south.  (2 of 2) <b>Parcel ID:</b> 002-007-265-50; <b>Legal Description:</b> SEC 7 T56N R32W WOLVERINE LOC, LOT 265 1/2 COM AT N 1/16 POST OF NW 1/4 OF SEC 7, RUN S 10 DEG 40' E 769', TH S'LY ALONG E SIDE US 41, 474' TO POB, TH S'LY ALONG E SIDE OFHWY 90', TH S 61 DEG 15' E 120' TH N'LY 75', TH W'LY 120' TO POB. .23 A. <b>Summer Tax Due:</b> \$516.23	58770 US 41 / Wolverine St., Calumet;  58770 US HIGHWAY 41 KEARSARGE	\$4,331.44
2604	<b>Parcel ID:</b> 002-300-018-00; <b>Legal Description:</b> LOT 18 PLAT OF CALUMET AVENUE ESTATES SURFACE ONLY. <b>Comments:</b> This one looks larger from the road than it seems inside. 2BR 1BA up. Main floor has a large eat-in kitchen, living and dining room. The kitchen and a shed to the south side are in a one story addition, and there is a newer one car garage to the north side. Electric and furnace have both been upgraded professionally. The roof, which is not horribly one, has a minor leak at the chimney which should be a fairly simple fix. Vinyl siding for low maintenance. Newer thermal pane windows. This one will not require a lot of work to make ready. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$514.28	56933 ROCKLAND ST CALUMET	\$4,084.38
2606	<b>Parcel ID:</b> 002-440-067-50; <b>Legal Description:</b> W 1/2 OF LOT 67 ASSESSORS PLAT OF YELLOW JACKET. <b>Comments:</b> Left/west side of a duplex in Calumet. There are three bedrooms upstairs, one is a walk-thru. Bathroom has been lobotomized, and the wiring cannibalized. Will take a little work to make it functional, but the basics are all in place. We noticed a slight slope toward the center of the building on the main floor. Stairway railing has been removed to facilitate moving beds up and down. Generally solid, needs to be stripped and the mechanicals put together, then resurfaced. Older roof is not leaking that we could see. <b>Summer Tax Due:</b> \$430.36	25396 PORTLAND ST CALUMET	\$2,872.44
2607	<b>Parcel ID:</b> 002-560-014-10; <b>Legal Description:</b> ASSESSOR'S PLAT OF CALEDONIA LOT 263. <b>Comments:</b> Cedar shingle sided, two story home in Calumet. Walkout basement access. Shingle roof. This home was OCCUPIED at the time of our visit in early June, so we did not have the opportunity to inspect it in detail. From curbside, it appears to be in merchantable condition but will probably need upgrades. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$670.07	56796 LAURIUM ST CALUMET	\$4,951.28

2609	<b>Parcel ID:</b> 004-356-002-00; <b>Legal Description:</b> LOT 2 BLK 26 GUNLEK A BERGLAND'S FIRST ADD TO HILL CREEK. <b>Comments:</b> From the road, this looks as though it may be another abandoned Yooper cottage. But up close you can see that it's actually pretty merchantable. The steel roof is less than ten years old and in great shape. Inside, the right/one-story side of the home has noticeable deflection in the floors, and we assume this is a wood pier footing foundation that is settling. The two story section of the home seems much straighter and stable. There is an upper half story here that is accessible by pull-down ladder. We didn't crawl up there (it would have required moving furniture to another room to get the ladder all the way down) but it appears to be finished and has been used for storage. The back shed area is uninsulated and cold storage/shop area. Overall this is somewhat spartan, but except for the bows and weaves in the floor, it's not in horrible shape. Bottle gas and wood space heaters. <b>Summer Tax Due:</b> \$173.35	13150 HIGHWAY M28 SIDNAW	\$1,618.39
2610	<b>Parcel ID:</b> 006-211-006-00; <b>Legal Description:</b> LOTS 6 & 7 BLK 11 PLAT OF CONCORD CITY. <b>Comments:</b> Vacant lot ~0.23 Acres in Franklin Township <b>Summer Tax Due:</b> \$19.87	OFF 5TH ST FRANKLIN TOWNSHIP MI	\$979.51
2611	<b>Parcel ID:</b> 006-213-011-00; <b>Legal Description:</b> LOTS 11 & 12 BLK 13 PLAT OF CONCORD CITY. <b>Comments:</b> Vacant lot ~0.23 Acres in Franklin Township <b>Summer Tax Due:</b> \$8.51	OFF ARCADIAN ST FRANKLIN TOWNSHIP	\$929.10
2614	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 009-290-007-00; <b>Legal Description:</b> LOT 7, EXC THE E'LY 35.99' THEREOF ASSESSOR'S PLAT OF TAMARACK MINE LOCATION. <b>Comments:</b> Older 1.5 story home of wood frame construction in Calumet. This property was occupied at the time of our visit in early June, so we could not view the interior of the property. Older roof. Has natural gas service. Double corner lot <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 009-290-007-50; <b>Legal Description:</b> E'LY 35.99' OF LOT 7 ASSESSOR'S PLAT OF TAMARACK MINE LOCATION <b>Summer Tax Due:</b> \$126.29	25230 MAPLE ST CALUMET;  25230 MAPLE ST CALUMET	\$1,583.70
2616	<b>Parcel ID:</b> 014-506-012-00; <b>Legal Description:</b> LOTS 12 & 13 BLK F EXC W 25' OF LOT 13 KESSLER'S ADD TO GROVER. <b>Comments:</b> This house was occupied until about 3 years ago, according to a neighbor. Properties like this are difficult to inspect and describe, because they're literally so FULL of debris that you can't even see the floors or walk from room to room. The exterior porches and stairs all need replacement or attention. The back addition (one story) clearly has structural issues with decay and failure. However the core of the home appears to be solid and straight ... as far as we can tell given the condition. WE could not get to the second floor or basement because of the debris. The inside is covered with a foot-deep layer of food and other garbage. It is unsanitary and likely just loaded with vermin. And it'll be really, really ripe in August. So job one here is emptying it out, and then figuring it out from there. The interior has undergone a midcentury remodeling, but other than that, the rest is guesswork. The location of this property is idyllic. It is located on a wooded hillside at the end of a quiet street in a small village. If you're looking for a serene home, this could be it. But she is one dirty girl right now, and it is going to take a lot of elbow grease and some good luck with what's under all that garbage, to bring it back to life. If you're not afraid of that, this may be a great property for you. Bid accordingly! <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$249.42	26815 W 17TH ST HUBBELL	\$2,917.83
2617	<b>Parcel ID:</b> 014-651-005-00; <b>Legal Description:</b> LOT 5 BLK 1 VILLAGE OF ARCADIA. <b>Comments:</b> Vacant Lot ~0.13 Acres in Dollar Bay <b>Summer Tax Due:</b> \$14.60	POINT MILLS RD DOLLAR BAY	\$736.57
2618	<b>Parcel ID:</b> 014-651-020-00; <b>Legal Description:</b> LOT 20 BLK 1 VILLAGE OF ARCADIA. <b>Comments:</b> Vacant Lot ~0.13 Acres in Dollar Bay <b>Summer Tax Due:</b> \$14.60	POINT MILLS RD DOLLAR BAY	\$736.57

## Houghton (DNR)

Lot #	Lot Information	Address	Min. Bid
99084	<b>Parcel ID:</b> 009-185-009-00; <b>Legal Description:</b> Tamarac City Subdivision: Block 25: Lots 9 10 <b>Comments:</b> Osceola Township does not appear zoned. The subject consists of forested property in the Village of Hubbell MI. The property is located northeast of the Maple and 5th Street intersection along a platted subdivision road that hasn't been constructed. A buyer can construct the remainder of Maple Street if they get a survey and consult the Houghton County Road Commission. The parcel is currently surrounded by a private landowner and county/township ownership. The property has steep relief with rocky loamy-sand soils. The small size of the property (dimensions are only 100 ft X 100 ft) coupled with the steep relief may make building difficult. 0.22 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Off Maple St	\$4,125.00
99085	<b>Parcel ID:</b> 010-534-017-00; <b>Legal Description:</b> Superior City Subdivision: Block E - Lots 17 18 19 20 21 22 <b>Comments:</b> The subject is zoned RUR Rural Residential and consists of forested property east of M-26 about 4 miles south of Houghton MI. Superior City Subdivision is platted in the NW ¼ of Section 15. The property has access to a platted county road that comes from the northwest (to M-26). There is a two-track road that currently goes to the platted area but legal access to the area is unknown. Houghton County does not have this two-track labeled as county maintained. The parcel is currently surrounded by private landowners with a platted road that leads to the platted county road mentioned prior. The property has flat relief which has poorly drained soils (~4 inches of muck on top of sand). The subject parcel is too small to meet local zoning regulations to build as a standalone site. Local zoning requires a minimum of 1 acre with 125 feet of road frontage. Property dimensions are 298' (east-west) X 100' (north-south). 0.68 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Off M-26	\$2,000.00
99086	<b>Parcel ID:</b> 014-329-009-00 014-329-011-00 014-329-016-00; <b>Legal Description:</b> W 520 ft of S 250 ft of NW1/4 of the NW1/4 ALSO Government Lots 1 and 2 excluding E 800 ft <b>Comments:</b> The subject property is zoned Forest District (likely Rural Residential when private) and consist of vacant land along Torch Lake Bay. The property is located about 5.5 miles south of Lake Linden. More specifically the property is located west of Bootjack Road, south of the Mud Lake Road intersection. The property is legally accessible via Torch Lake Bay but does not have road access. There are 5 adjacent private landowners to the east of the parcel. There is adjacent State of Michigan land lying adjacent to the northwest that is being retained. The parcel has flat relief with wet muck soils. The property has around 3,000 front feet along Torch Lake Bay! The State of MI does not own the mineral rights to the property. Approx 18.5 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Off Bootjack Rd	\$169,000.00

# Iron

Lot #	Lot Information	Address	Min. Bid
2900	<b>Parcel ID:</b> 001-021-027-10; <b>Legal Description:</b> SEC 21 T43N R34W PRT OF NW1/4 OF SE1/4 BEG @ CTR SEC COR, TH S 516', TH E 200', TH N 516', TH W 200' TO POB. 2A M/L 2006 LD (124 WILLIS RD). <b>Comments:</b> Between Iron River and Crystal Falls, just north of US 2 at Mapleton. Nice 2 acre parcel with a house in distress from foundation issues. The structure is not horribly old .... perhaps <b>Additional Disclosures:</b> 50; 34; 33 (see key for full text) <b>Summer Tax Due:</b> \$864.35	124 WILLIS ROAD IRON RIVER	\$8,018.37
2901	<b>Parcel ID:</b> 001-021-036-00; <b>Legal Description:</b> SEC 21 T43N R34W COM 885' N & 694' E OF SW COR OF SW1/4 OF SE1/4, TH N41E 208.7' TO HWY, TH S48E TH S41W 208.7', THN48W 208.7' TO POB. 1A M/L (126 CHICAGOAN MINE RD). <b>Comments:</b> Older, midcentury frame construction later sided with aluminum. This one has not had much maintenance in a while and there are signs of decay in the exterior. Newer roof that shows no signs of leaks. We suspect that the left side of the building may have been a garage. Three bedrooms (one is a walk-thru). Spartan bath and kitchen. This one mostly needs resurfacing inside and out. 100a electric service. One square acre just south off US 2 at Mapleton <b>Summer Tax Due:</b> \$894.33	126 CHICAGON MINE RD IRON RIVER	\$7,131.06
2902	<b>Parcel ID:</b> 003-300-011-00; <b>Legal Description:</b> PLAT OF TOWN OF AMASA LOT 11. <b>Comments:</b> One story wood frame home in the Craftsman era style in Amasa ... about a dozen miles north of Crystal Falls. Still has original trim and maple floors worth refinishing. She needs a roof really bad, and could use resurfacing all over the interior and exterior. Yard has some debris to deal with. We were pleasantly surprised with the interior of this one. We were expecting much worse from the curb. It really could be a cute little place in the right hands. 1 bedroom up plus a walkthrough and small storage room to the rear, and two main floor bedrooms. Baths and kitchen need replacement. Space heat. We are not sure where the septic for this is .... it could be on the lot to the north (where the motor home is) and that is *not* a part of this sale. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$77.80	311 MAPLE AVE AMASA	\$6,812.88
2903	<b>Parcel ID:</b> 004-021-007-00; <b>Legal Description:</b> SEC 21 T43N R35W S 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4. 5 A. <b>Comments:</b> A couple years ago there was some severe weather with flooding across the UP. This is one of the victims of that (and probably earlier weakness). Two sides of the foundation have washed into the basement, and the structure is perilously clinging to the horizontal plane. Ain't gonna be long for that. There is probably some potential for rescuing this if you had a house mover under-truss and slide it forward, but the expense probably outweighs the end value. The land is the attraction here. Nice parcel has 165' on the road x 1320' deep into the woods. Sits about ten feet below the road grade, and has a rather steep driveway approach which could be modified by an excavation contractor. Also a 2 car detached garage here that can be repaired and repurposed. <b>Additional Disclosures:</b> 34; 33; 36 (see key for full text) <b>Summer Tax Due:</b> \$395.74	196 GIBBS CITY ROAD	\$2,750.10
2904	<b>Parcel ID:</b> 004-028-064-00; <b>Legal Description:</b> SEC 28 T43N R35W COM 380' N & 33' E OF SW COR OF NW 1/4 OF NW 1/4, TH E 100', TH N 60' TH W 100' TH S 60' TO POB. <b>Comments:</b> West of Iron River on Hanmer Road. 60x100 foot lot is high and dry. Nicely wooded. <b>Summer Tax Due:</b> \$39.92	HANMER RD IRON RIVER MI	\$550.27
2905	<b>Parcel ID:</b> 006-011-012-00; <b>Legal Description:</b> SEC 11 T41N R31W E 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4. 10 A. <b>Comments:</b> Vacant Lot in Mastodon Township <b>Summer Tax Due:</b> \$17.46	OFF CAMP 5 RD MASTODON TOWNSHIP MI	\$554.45
2906	<b>Parcel ID:</b> 007-093-005-20; <b>Legal Description:</b> SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. <b>Comments:</b> Small Narrow Vacant Lot in Stambaugh Township <b>Summer Tax Due:</b> \$1.14	LAKE OTTAWA RD STAMBAUGH TOWNSHIP MI	\$366.50



2907	<b>Parcel ID:</b> 007-700-064-60; <b>Legal Description:</b> LOT 64 BRULE SKI VILLAGE NO 2 LOT 64. <b>Comments:</b> Platted lot is a quiet section of a newer residential development near Ski Brule. We suspect this area has an HOA/POA. You may want to investigate whether there are deed restrictions and association fees prior to bidding. Nicely wooded and level. There are no other homes (yet) in this node of the development, but there are houses one road east. We did not see evidence of either power or phone ON this road, but it is near and could be underground and not visible. <b>Summer Tax Due:</b> \$86.76	Little Deer Road	\$660.13
2908	<b>Parcel ID:</b> 007-720-005-00; <b>Legal Description:</b> LAC O' SEASONS RESORT VILLAGE LOT 5. <b>Comments:</b> Lot in the Lac O' Seasons plat near Snipe and Stanley Lakes. Nicely wooded with mature maples and other varieties. We believe this *may* be a private, association maintained road. There could be a POA/HOA here with fees and restrictions ... you may wish to investigate that Power at the road. <b>Summer Tax Due:</b> \$90.24	SUGARBUSH RD IRON RIVER MI	\$790.18
2909	<b>Parcel ID:</b> 041-513-010-00; <b>Legal Description:</b> SEC 13 T42N R33W PAR IN NE 1/4-NW 1/4 COM 1224.15 FT W & 25 FT S OF NE COR TH W 99.96 FT TH S 139FT TH E 100.82 FT TH N 139 FT TO POB. <b>Comments:</b> This proud home was once one of the nicest in this small town south of Crystal Falls. Decades of neglect and a complete lack of proper care have reduced it to a rotten hulking mess that is loaded with garbage. We were not able to access this property for full study because of hoarded garbage and unsafe conditions. If we had, it would have been nearly impossible to determine its condition anyway because of the amount of debris. If this one calls you, and you're seriously interested in trying to save it, contact the Treasurers office for possible access to inspect in more detail. <b>Additional Disclosures:</b> 66; 22; 5; 34; 33; 36 (see key for full text) <b>Summer Tax Due:</b> \$371.16	617 FIRST STREET ALPHA	\$8,139.96
2910	<b>Parcel ID:</b> 041-545-014-00; <b>Legal Description:</b> PLAT OF ALPHA LOT 14 BLK 5. <b>Comments:</b> Older commercial retail building with a frame addition of later date off to the west side. The original (left/east/taller) part of the building has a PRISTINE pressed tin ceiling. That would cost you \$20,000 to install today ... and it's not got a spot of decay on it that we can see. This section of the building also has a full basement underneath. The addition appears to have lived part of its life as a bar or restaurant. That part is on a crawlspace. The roof here is good (for now). This building holds much potential for a small business location in Alpha. The electrical has been cannibalized, and the plumbing is all tore up. So this is a blank palette. <b>Summer Tax Due:</b> \$74.36	401 CENTER STREET ALPHA	\$5,761.65
2911	<b>Parcel ID:</b> 052-350-017-00; <b>Legal Description:</b> LOT 17 SEC 19 T43N R32W ASSESSOR'S PLAT OF BRISTOL #1 LOT 17. <b>Comments:</b> This one is rock solid and square, with the exception of a little bit of deflection we noticed in floors that may settle out with opening it up and letting it acclimate. This is a traditional foursquare design with a midcentury facelift (paneling, carpet) Three bedrooms and a bath upstairs. Newer 100A electric service. Modern natural gas forced air heating. Roof is older but not leaking. We did see evidence of a foundation leak patch, but no ascertainable deflection in the foundation wall. This could be a very nice family home with little work. <b>Summer Tax Due:</b> \$475.33	414 TOBIN ST CRYSTAL FALLS	\$5,952.06
2912	<b>Parcel ID:</b> 054-132-001-00; <b>Legal Description:</b> PLAT OF VILLAGE (NOW CITY) OF IRON RIVER LOTS 1 & 2, BLK 32. <b>Comments:</b> 1.5 story, wood frame house. Cedar shake siding. Iron River. The rear of the home in particular has some foundation issues, and sections of it are wide open. The electric service to this property has been dropped by the service provider. Roof is sketchy in spots. Some of the windows have been changed out with vinyl sah units that are the wrong size for the opening. There has been some issue with workmanship on the "repairs" here to be certain. Inside, the forward 1.5 story section of the house seems fairly solid and square. It's missing a few windows. The rear section certainly has some work to be done. It might be easiest to tear it off, put in new footing and/or foundation walls and start over. Some decent wood floors worth refinishing. The stairway up and down have no handrails and could be a dangerous proposition. Nice corner lot. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$751.35	3 W BOYINGTON ST IRON RIVER	\$9,630.07

2913	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 054-168-004-50; <b>Legal Description:</b> ASSESSOR'S PLAT OF MAC KINNON'S ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER S 35' OF LOT 4 BLK 8. <b>Comments:</b> Very original brick bungalow in terrific condition in Iron River. Unpainted wood trim including cove moldings and picture rail. Restorable maple floors up and down. A wonderful fireplace and built-ins. One generous sized bedroom on the main floor, and two (one a walkthrough) upstairs that are somewhat tiny. Spacious kitchen calling for a nice upgrade. Newer steel roof. fully outfitted in storm sash and screen that isn't all beat up like what we usually see. Someone took very good care of this home for years. Now it can be yours. We're not sure why, but the power to this home has been dropped by the service provider. Sale consists of a second, small vacant parcel to the rear, which is parking for this parcel and access to the alley.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 054-201-008-50; <b>Legal Description:</b> PLAT OF IRON RIVER BUS MEN'S ASSN (LIMITED) ADDITION TO VILLAGE OF IRON RIVER S 35' LOT 8 BLK 1. <b>Summer Tax Due:</b> \$638.33</p>	747 FOURTH AVE IRON RIVER;  747 FOURTH AVE IRON RIVER	\$4,711.29
2914	<p><b>Parcel ID:</b> 054-182-001-00; <b>Legal Description:</b> IRON RIVER REALTY CO ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 1 BLK 2 (132-4TH AVE). <b>Comments:</b> Small 1.5 story wood frame construction home in Iron River. 2 car detached garage in pretty decent condition. This home has a ton of potential. It needs a good cleaning, and probably a roof soon. We did notice water stains on a couple of ceilings and the shingle looks shady in a few spots. Maple floors worth restoring. There is no furnace in this house, instead it is heated by a couple of space heaters. They're probably underperformers in UP weather. Older 100A electric service is intact but an upgrade wouldn't hurt either. Two bedrooms up, one more and the bath down. the power was still on when we were there in early June, inferring that it has been occupied into the spring of 2022. <b>Summer Tax Due:</b> TBA</p>	132 FOURTH AVE IRON RIVER	\$5,649.23
2916	<p><b>Parcel ID:</b> 054-204-005-00; <b>Legal Description:</b> PLAT OF IRON RIVER BUS MEN'S ASSN (LIMITED) ADDITION TO VILLAGE OF IRON RIVER LOT 5 EXC S 2.5 FT &amp; LOT 6 BLK 4. <b>Comments:</b> Property was involved in a pretty substantial fire. Based on the location, we're guessing a woodstove/chimney fire. Most of the floor joist system for the second floor in the center of the house, about a dozen or more joists, are simply gone. This likely also affected the floor above, but we didn't tempt fate to go see. Curiously, the roof is still intact. Is it restorable? Everything is ... but economics suggest this one might be better simply removed and replaced. Detached 2 car garage is in merchantable condition. <b>Additional Disclosures:</b> 11; 36 (see key for full text) <b>Summer Tax Due:</b> \$337.98</p>	719 N SEVENTH AVE IRON RIVER	\$6,928.86
2917	<p><b>Parcel ID:</b> 054-305-016-00; <b>Legal Description:</b> PLAT OF RIVERSIDE ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 16 BLK 5 (107 E ROSS ST). <b>Comments:</b> One story wood frame home in the Riverside neighborhood that transitions from Iron River into old Stambaugh. Lots of the homes in this area have terrain and foundation issues, and this is one of em. Old wood frame construction has been covered in vinyl, so its difficult to determine exactly what caused this .... but the foundation walls are buckling on the west, and the entire place is shifting in that direction a few inches at a time. Someone did put some effort into this not long ago as it has a newer roof. This one isn't in the "dangerous building" category yet, but it will be without help. Good project house. 2BR 1 BA as laid out presently. <b>Additional Disclosures:</b> 47; 34 (see key for full text) <b>Summer Tax Due:</b> \$525.77</p>	107 E ROSS ST IRON RIVER	\$8,310.79
2918	<p><b>Parcel ID:</b> 054-482-021-00; <b>Legal Description:</b> ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOTS 20,21 &amp; 22 OF BLK 2. <b>Comments:</b> Well!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Our first clue should have been the six foot high fenced pen in the back yard. Or the odor wafting through the broken windows. This one falls into the category we fondly call "pet damaged". The structure itself is fairly straight and solid, but it has been abused. Broken windows, Exterior decay that has been left untreated. Interior "remodeling" that is of poor workmanship. But the most lingering takeaway is the literal layer of dog poo on the floor. In some areas it is several inches. We can't imagine that people actually LIVED here like this, and that this house was used for breeding or kenneling only. In any instance, this one is FILTHY. So job number one will be a thorough strip and clean. We did not venture into the second floor and basement because of sanitation issues. If you have serious interest in this one, perhaps the Treasurers office can get access for you. This is a dirty one. <b>Additional Disclosures:</b> 63; 66 (see key for full text) <b>Summer Tax Due:</b> \$518.52</p>	37 E ALLEN ST IRON RIVER	\$16,450.84

2919	<b>Parcel ID:</b> 055-108-010-00; <b>Legal Description:</b> PLAT OF THE VILLAGE OF STAMBAUGH(NOW CITY OF IRON RIVER) LOTS 10 & 11 BLK 8. <b>Comments:</b> This home is OCCUPIED. We did not have the opportunity to view it up close in detail. Aluminum siding indicates a mid-century remodel was likely inside. This is a fairly large home and probably has at least 3 bedrooms. The yard is *loaded* with debris which suggests that the inside is similarly full of debris to be removed. Occupied houses with a lot of yard art are difficult to judge. WYSIWYG. <b>Additional Disclosures:</b> 21; 66; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$1,126.63	310 BLOSSOM ST IRON RIVER	\$5,577.34
2920	<b>Parcel ID:</b> 055-290-034-00; <b>Legal Description:</b> ASSESSOR'S PLAT NO 2 OF THE CITY OF STAMBAUGH LOT 34. <b>Comments:</b> It will take you a few days to clean the debris out of this one and scrub her clean, but you will be very pleased with what is revealed! Craftsman era 1.5 story home has 4 bedrooms (3up, 1 down) 1BA and lots and lots of original, unpainted craftsman era trim. Maple floors worth refinishing. Later century natural gas forced air furnace and 100A breaker box and electric service. This one is straight, solid and was built with great workmanship, it's just in need of a good cleaning! It has a very new looking roof, with one section, about 5'x 5' that apparently has blown away, leaving a hole and the resulting weather damage to the front bedroom underneath it. There has been some unsympathetic ripping out of plaster in the downstairs bedroom ... not sure what the plan was there. Corner lot in the old Stambaugh section of Iron River. <b>Summer Tax Due:</b> \$709.83	301 STAMBAUGH AVE IRON RIVER	\$4,640.26
2921	<b>Parcel ID:</b> 055-402-002-00; <b>Legal Description:</b> ASSESSOR'S PLAT 5 TO THE CITY OF STAMBAUGH LOT 2 BLK 2 (803 WILSON AVE). <b>Comments:</b> Someone has gone to great lengths to try to save this one from a foundation collapse. There is new treated wood foundation wall down to the footings on the two load bearing sides of the structure. The front and back (non-load bearing) profiles are still open to the elements. We would treat the rest of this as a shell to completely strip and restore. There is a new electric service (not yet energized.) This one is not as "unsafe" as you would guess because the load bearing concerns have been addressed. The chimney has been removed, leaving a large hole in the center of the roof. The heavy lifting here has already been done. If you're looking for a project house, this is it! We would strongly recommend talking to the local code enforcement folks about their recollections as to the status of this project. They may be aware of any issues we did not see. In the Old Stambaugh section of Iron River <b>Additional Disclosures:</b> 33; 50 (see key for full text) <b>Summer Tax Due:</b> \$28.28	803 WILSON AVE IRON RIVER	\$6,935.26
2922	<b>Parcel ID:</b> 055-511-015-00; <b>Legal Description:</b> PLAT OF N LENNOX TO THE CITY OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 15 BLK 1. <b>Comments:</b> 1.5 story, wood frame home on the south end of town. Has been updated with vinyl siding newer windows, high efficiency furnace and 100A electric service. Roof is good to go for a while. Minor siding repair needed. Nice fenced pen with a ramp in the side yard for your husband. There is a considerable amount of personal property here (sports memorabilia from the 80-90's period) that we do NOT have title to, and it is not included in the sale. Property has an alley to the rear, municipal utility and natural gas. Some of the tongue and groove flooring has buckled from moisture. Needs to be cleaned out and resurfaced ... should be pretty good other than that. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$504.11	410 OPAL ST IRON RIVER	\$13,012.27
9992902	<b>Parcel ID:</b> 003-300-011-00; <b>Legal Description:</b> PLAT OF TOWN OF AMASA LOT 11. <b>Comments:</b> One story wood frame home in the Craftsman era style in Amasa ... about a dozen miles north of Crystal Falls. Still has original trim and maple floors worth refinishing. She needs a roof really bad, and could use resurfacing all over the interior and exterior. Yard has some debris to deal with. We were pleasantly surprised with the interior of this one. We were expecting much worse from the curb. It really could be a cute little place in the right hands. 1 bedroom up plus a walkthrough and small storage room to the rear, and two main floor bedrooms. Baths and kitchen need replacement. Space heat. We are not sure where the septic for this is .... it could be on the lot to the north (where the motor home is) and that is *not* a part of this sale. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> TBA	311 MAPLE AVE AMASA	\$6,812.88

9992913	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 054-168-004-50; <b>Legal Description:</b> ASSESSOR'S PLAT OF MAC KINNON'S ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER S 35' OF LOT 4 BLK 8. <b>Comments:</b> Very original brick bungalow in terrific condition in Iron River. Unpainted wood trim including cove moldings and picture rail. Restorable maple floors up and down. A wonderful fireplace and built-ins. One generous sized bedroom on the main floor, and two (one a walkthrough) upstairs that are somewhat tiny. Spacious kitchen calling for a nice upgrade. Newer steel roof. fully outfitted in storm sash and screen that isn't all beat up like what we usually see. Someone took very good care of this home for years. Now it can be yours. We're not sure why, but the power to this home has been dropped by the service provider. Sale consists of a second, small vacant parcel to the rear, which is parking for this parcel and access to the alley.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 054-201-008-50; <b>Legal Description:</b> PLAT OF IRON RIVER BUS MEN'S ASSN (LIMITED) ADDITION TO VILLAGE OF IRON RIVER S 35' LOT 8 BLK 1.  <b>Summer Tax Due:</b> TBA</p>	<p>747 FOURTH AVE IRON RIVER;</p> <p>747 FOURTH AVE IRON RIVER</p>	\$4,711.29
9992914	<p><b>Parcel ID:</b> 054-182-001-00; <b>Legal Description:</b> IRON RIVER REALTY CO ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 1 BLK 2 (132-4TH AVE). <b>Comments:</b> Small 1.5 story wood frame construction home in Iron River. 2 car detached garage in pretty decent condition. This home has a ton of potential. It needs a good cleaning, and probably a roof soon. We did notice water stains on a couple of ceilings and the shingle looks shady in a few spots. Maple floors worth restoring. There is no furnace in this house, instead it is heated by a couple of space heaters. They're probably underperformers in UP weather. Older 100A electric service is intact but an upgrade wouldn't hurt either. Two bedrooms up, one more and the bath down. the power was still on when we were there in early June, inferring that it has been occupied into the spring of 2022.  <b>Summer Tax Due:</b> TBA</p>	<p>132 FOURTH AVE IRON RIVER</p>	\$5,649.23

## Iron (DNR)

Lot #	Lot Information	Address	Min. Bid
99092	<p><b>Parcel ID:</b> Part of 006-001-006-02; <b>Legal Description:</b> W1/2 of the SW1/4 <b>Comments:</b> The subject property is zoned Multiple Use Forest and consists of forested property south of Forest Gateway (Southwest of Jule Lake) about 18 miles northwest of Iron Mountain MI. The property does have several two-track logging roads throughout the parcel. Legal access from Forest Gateway or the State of MI road to the west is unknown but is unlikely. According to Iron County maps Forest Gateway does not appear to extend to the southern portion of Section 14. In addition the State of MI trail to the west crosses several private landowners and would require an easement for a future buyer. The subject is surrounded by private parcels to the north and east. Keweenaw Land Assoc. owns large tracts adjacent to the south and west. The parcel has rolling relief with mostly dry sandy-loam soils with muck soils located to the south. The subject does meet local zoning to build regulations which requires 40 acres to build (as noted prior " access may be an issue). 80 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Forest Gateway	\$66,000.00
99093	<p><b>Parcel ID:</b> Part of 006-101-001-02 (A); <b>Legal Description:</b> NE1/4 of the NE1/4 <b>Comments:</b> The subject property is zoned Multiple Use Forest and consists of forested property west of the Paint River Pond about 8 miles north of Florence WI. The parcel does have two-track logging roads but no legal access. The property has private ownership to the west and Wisconsin Electric Power lands to the north south and east. A granted easement would have to be provided by one of these parties for a buyer to gain legal road access. The nearest road access is Paint Pond Road about a mile to the northwest. The parcel has flat to steep relief with mostly dry stony sandy-loam soils. The subject parcel does meet local zoning to build regulations which requires 40 acres to build (as noted prior " access may be an issue). 40 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Paint Pond Rd	\$36,000.00
99094	<p><b>Parcel ID:</b> Part of 006-101-001-02 (B); <b>Legal Description:</b> SW1/4 of the NW1/4 <b>Comments:</b> The subject property is zoned Multiple Use Forest and consists of forested property west of the Paint River Pond about 8 miles north of Florence WI. The parcel does have two-track logging roads but no legal access. The property has private ownership to the west and Wisconsin Electric Power lands to the north south and east. A granted easement would have to be provided by one of these parties for a buyer to gain legal road access. The nearest road access is Paint Pond Road about a mile to the northwest. The parcel has flat to steep relief with mostly dry stony sandy-loam soils. The subject parcel does meet local zoning to build regulations which requires 40 acres to build (as noted prior " access may be an issue). 40 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Paint Pond Rd	\$36,000.00

## Keweenaw

Lot #	Lot Information	Address	Min. Bid
3400	<p><b>Parcel ID:</b> 101-54-000-039; <b>Legal Description:</b> Lot 39 Plat of Old Allouez <b>Comments:</b> Older two story home appears to have been abandoned for some time. Last signs of use around 2015. They left behind a substantial pile of debris, easily enough to fill a 30 yard rolloff. The floors here are buckled, which in our experience is a sign of burst pipes that were allowed to run for some time. There are multiple broken windows, and our analysis of the poo says some raccoons have taken up residence ... at least part time. There are three sections of the home, with the forward two story section seeming solid with the exception of some issues at the eaves. The second, one story section houses the kitchen, and there is a pretty substantial roof hole that is growing and beginning to transmit issues beyond the eaves and into the kitchen inside. There is also a rear porch which is rotten and sagging. This part simply needs to come off and replaced with a new rear porch or deck for egress. We could not gain access to the basement because the door there had swelled and could not be opened more than about six inches. The upper level was probably two bedrooms at one time, but now one has been turned into a very spacious bathroom. There is a walkup third floor that has a low ceiling but could be used for storage or a kids bunkhouse space. Overall, after removing the back porch, repairing some broken glass and giving her a new roof, this one is worth restoring. Located on a peninsula lot between 1st St and US 41 in Allouez. <b>Additional Disclosures:</b> 35 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$576.51</p>	312 FIRST STREET ALLOUEZ	\$2,703.54
3401	<p><b>Parcel ID:</b> 101-55-000-028; <b>Legal Description:</b> LOT 28 ASSESSOR'S PLAT OF AHMEEK MINE LOCATION <b>Comments:</b> Older one story house on a lot in AhmEEK. Has been in disrepair for some time. The interior has so much "stuff" in it that it is difficulkt to assess its condition, however the floor in the center of the back room sits about 8 inches lower than the floor at the outside walls. So she is sinking ... there is advanced decay on the E side of the house. A rear shed has collapsed. There are numerous broken windows and it has been open to the elements for years. It is probable that the east wall has advanced decay under the area where the roof is bad. We couldn't get there inside to inspect. This is beyond rational cost to repair. This is built on a wood pier footing system which has decayed. <b>Additional Disclosures:</b> 5; 34; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$291.59</p>	11 FIRST AHMEEK	\$1,593.24

## Marquette

Lot #	Lot Information	Address	Min. Bid
4100	<b>Parcel ID:</b> 52-01-232-006-31; <b>Legal Description:</b> SEC 32 T48N R29W THAT PART OF NE 1/4 OF SW 1/4 LYING E OF CO RD AF, N OF US-41 & S OF SOO LINE RR ROW EXC E 550' THEREOF. <b>Comments:</b> Old service station property in Champion on high traffic US-41. Has a bad roof and needs a general rehabbing. Underground storage tanks are still in place and may have contamination issues. Please be aware that major cleanup may be required on this property at the risk of the buyer. This has been vacant for 5 years. <b>Additional Disclosures:</b> 12; 13 (see key for full text) <b>Summer Tax Due:</b> \$235.05	3308 US 41, CHAMPION TOWNSHIP	\$4,125.84
4101	<b>Parcel ID:</b> 52-01-620-020-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 20. <b>Comments:</b> Level, dry, wooded parcel in quiet Champion. No curb cut or any evidence that anything has ever been here, tho some topo maps indicate there may have been structures here long ago. <b>Summer Tax Due:</b> \$13.45	MAIN ST CHAMPION TOWNSHIP MI	\$787.67
4102	<b>Parcel ID:</b> 52-02-254-005-00; <b>Legal Description:</b> VILLAGE OF HARVEY VANNIER & HAGER'S RE-PLAT PART OF LOTS 24 & 25 BEG AT NE COR OF LOT 24 ; TH N 62DEG 26' W 11.1FT; TH S 59DEG 24' W 104.8 TO US 41 S; S 31DEG 08'E ALG R/WY 186.7FT TO CORNING ST; TH N 208.7FT TO POB; EXCL HWY R/WY BLOCK 14. <b>Comments:</b> Former gas station property in Harvey. This property still has underground tanks in place which the seller is REQUIRING THE REMOVAL OF as a condition of sale. If you intend to bid on this parcel and facilitate the removal of the tanks, please confirm your intention, plans and financial projections in advance to assure that your bid will be acceptable. If plans and financial sureties are not timely placed, at the option of the seller, the sale of this property will be canceled and no deed issued. This cabin is beyond repair and must be demolished. Buyer will be required to present a performance bond to guarantee complete demolition and clean up on this property. Close to lake and average/below average cabins in vicinity. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$200,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser <b>Additional Disclosures:</b> 13; 12 (see key for full text) <b>Summer Tax Due:</b> \$748.25	4027 US 41 S MARQUETTE	\$14,927.29
4104	<b>Parcel ID:</b> 52-09-520-061-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME LOT 270. <b>Comments:</b> Vacant parcel at the intersection of Mesnard and Maple Streets. Bordered with nice mature maples. Paved streets on two sides and an alley on the third side. <b>Summer Tax Due:</b> \$96.77	337 MAPLE ST	\$2,530.53
4105	<b>Parcel ID:</b> 52-10-111-004-10; <b>Legal Description:</b> SEC 11 T48N R26W .47 A THAT PART OF W 1/2 OF SE 1/4 OF SW 1/4 LYING SE'LY OF NEEJEE RD. <b>Comments:</b> 1/2 acre .... MINUS the road right of way. What's left isn't buildable. This is a narrow triangular parcel mostly of value to a neighbor. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$127.35	NEEJEE RD NEGAUNEE	\$1,447.70

4106	<b>Parcel ID:</b> 52-12-030-080-00; <b>Legal Description:</b> SEC. 30 T46N R29W THE N 258' OF GOV'T LOT #7 LYING W OF MICHIGAMME RIVER. <b>Comments:</b> A FABULOUS spot for your northwood retreat! This parcel is roughly 4.14 acres, however that is reduced by two road right of ways. The property has roughly 260 feet of frontage on the Michigamme River, and runs to the west more than 700 feet, crossing both Willow Drive (County Road LLL) as well as highway M-95. A big chunk of this property .... more than half of it ... is west of the highway. There was a little cottage here that burned in the last few months, leaving a mess and a sauna. The waterfront is accessed by way of a shared driveway that enters from the north off Willow Drive. <b>Summer Tax Due:</b> \$340.55	7286 WILLOW DR	\$2,918.07
4107	<b>Parcel ID:</b> 52-12-031-007-00; <b>Legal Description:</b> SEC 31/32 T46N R29W PART OF NE 1/4 OF NE 1/4 SEC 31 & GOV'T LOT 1, SEC 32 BEG 964.29' S & 18.88' W OF NE COR OF SEC 31; TH N 84 DEG 35' E 218.45' TO MICHIGAMME RIVER TH S'LY ALG SHORE 100' M/L TH S 84 DEG 35' W 216.76' TH N 5 DEG 25' W 100' TO POB. <b>Comments:</b> Very accessible 100' lot on the Michigamme River south of Republic. We are told that this is not large enough in square footage to build on, but it may be considered a pre-existing "lot of record". Check with the zoning folks if this is important to you. A neighbor has been mowing this for years. <b>Summer Tax Due:</b> \$249.92	MAGPIE LN	\$1,600.03
4108	<b>Parcel ID:</b> 52-12-404-001-00; <b>Legal Description:</b> VILLAGE OF IRON CITY LOTS 1, 2 & 3 BLK 4. <b>Comments:</b> Older 1.5 story home in Republic. Has been modernized at least twice, once mid century and another this century. Generally straight and solid, but could use aesthetic and cosmetic improvements. 3BR 1BA up, partial basement and a wooooonderful 2x2 car garage which is where the 100A electric service is located. The exterior of the rear side of the house was never given a facelift and is original. Bright sunny front porch and a slider with side deck for get-togethers. Older gravity furnace Side porch roof leaks, and there is evidence of freeze damage to plumbing. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$294.49	453 N SECOND ST REPUBLIC	\$6,596.10
4110	<b>Parcel ID:</b> 52-13-022-022-00; <b>Legal Description:</b> SEC 22 T46N R26W .40 A THE S 200' OF N 518' OF NE 1/4 OF SW 1/4 LYING E OF M-35. <b>Comments:</b> Older 1.5 story, 2BR 1BA wood frame home south of Negaunee. This seems like a solid structure that could be rehabbed with mostly cosmetic work. The roof is older and looks shady, but isn't leaking (yet). There is a wood fired boiler in the yard, but the radiators inside the house have been lobotomized, suggesting it is inoperable. Has a pellet stove in the living room. The electrical system will need attention as it also is a little cannibalized, however this is a fairly new and substantial electric service. The stairway railing and bannister was removed to move furniture upstairs. The newel post is in the bathroom .... not sure about the rest. The garage has issues in several spots with shifting and settling cement block kneewalls. Also needs new overhead doors. The lot here is TINY and there is not much land beyond the rear of the buildings. <b>Summer Tax Due:</b> \$847.07	4410 M35 NEGAUNEE	\$4,454.66
4111	<b>Parcel ID:</b> 52-51-303-541-00; <b>Legal Description:</b> CLEVELAND IRON MINING CO'S. 3RD ADD. LOT 541 <b>Comments:</b> 1.5 story wood frame home in Ishpeming. This one has decay in several outdoor areas, most notably the front porch which is very weak. Aluminum siding marks a mid century rehabbing which continues inside with paneling and a ceramic tile bath. The roof is ancient, but not leaking (yet). Has antiquated 60A fused electric service. The hot water boiler is lobotomized .... might be a good time to replace it with a new forced air system while remodeling! One bedroom down and two up. Mud room and full, slightly damp, basement. Alley runs alongside the house. Parking in the rear. <b>Summer Tax Due:</b> \$1,359.13	1008 N THIRD ST	\$14,416.73
4113	<b>Parcel ID:</b> 52-51-563-031-01; <b>Legal Description:</b> ASSESSOR'S PLAT OF THE SALISBURY LOCATION THAT PART OF LOT 31 BEG AT NE COR THEREOF TH N76DEG22'W 21' TH S12DEG39'W 35' TH S76DEG22' E 21' TH N12DEG39'E 35'TO POB. <b>Comments:</b> South of Ishpeming in the Frenchtown Location. tiny 21' x 35' lot has a garage and some debris. If you wait a while, this will self-demolish. This one is pretty rough. Best in the hands of an adjacent property owner. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$40.76	120 S ANGELINE ST ISHPEMING	\$913.05
4114	<b>Parcel ID:</b> 52-51-573-025-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF FRENCHTOWN LOCATION LOT 25. <b>Summer Tax Due:</b> \$445.17	1138 S PINE ST ISHPEMING	\$17,353.89
4115	<b>Parcel ID:</b> 52-52-002-711-10; <b>Legal Description:</b> WEST END ADD. LOT-26, BLOCK-16, ALSO THE N. 8' OF ADJ. VAC. ALLEY <b>Comments:</b> Platted lot in Marquette. The street has not been improved to this parcel, and legal access is questionable. There is a two track to get here, but you have to drive across school property to get there. Sits directly north of the home at 1100 Cleveland Street. Great place for a tree fort. <b>Summer Tax Due:</b> \$227.07	1101 LOGAN ST MARQUETTE	\$1,318.20



4117	<b>Parcel ID:</b> 52-53-706-014-00; <b>Legal Description:</b> SEC 6-47-26 PRT OF TH E 165' OF W 2475' OF TH N 1811.7' OF TH E 1/2 OF TH SE 1/4 DESC AS TH N 49.5' OF S 198' OF W 132' LYG N OF TH MARQ & WESTERN RR ROW ALSO KNOWN AS PRT OF LOT 11 OF CHARLES T HARVEY UNRECORDED PLAT. (PARENT PARCEL) <b>Comments:</b> Small parcel. 49.5 feet x 132 feet. Located off the posted/gated Tracy Mine Road. There is an unrecorded plat covering this area that may designate a "street" or access ... you may wish to investigate that prior to bidding. <b>Summer Tax Due:</b> TBA	(OFF) TRACY MINE RD NEGAUNEE	\$652.50
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## Marquette (DNR)

Lot #	Lot Information	Address	Min. Bid
99123	<p><b>Parcel ID:</b> Part of 52-03-127-001-00; <b>Legal Description:</b> E 3/4 of the SE1/4 of the SE1/4</p> <p><b>Comments:</b> Land is zoned TP - Timber Production and wooded almost entirely in evergreen. Located in southern Ely Township, about 12.5 miles south of Ishpeming MI along County Road 581 south of the County Road CCR intersection. County Road 581 is maintained by Marquette County and bisects the subject property north-south. Electric power runs along the county road. Relief on the parcel is rolling with dry sandy soils. A small portion of the northern part of the property is composed of wet muck soils. The subject is surrounded by 5 private landowners one of which owns a small airstrip to the southwest. Lastly there are several private driveway trespasses going to the east from County Road 581 through the subject property. The State of Michigan does not have record of any documented easements being granted to the private parties using these roads. 40 acres needed to meet zoning to build (not zoned to build) but you may wish to ask if it qualifies as a pre-existing lot of record. 30 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	CR 581	\$19,000.00
99124	<p><b>Parcel ID:</b> Part of 52-03-133-001-00; <b>Legal Description:</b> N 180 ft of Gov't Lot 2 lying W of Big Perch Lake <b>Comments:</b> The subject parcel is zoned Lakeshore &amp; River and consists of vacant forested land on the western shore of Perch Lake. The subject is located approximately 15 miles southwest of Ishpeming MI near County Road CF. The subject does not have road frontage on County Road CF (i.e. landlocked). Relief on the parcel is relatively flat with predominantly wet muck soils. The subject is surrounded by 3 private landowners. The subject property has over 180 foot of frontage on Perch Lake. The township requires 1 acre to meet zoning to build regulations. A private road easement will likely need to be obtained before getting approval to build. 2.8 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off CR CF	\$20,000.00
99125	<p><b>Parcel ID:</b> 52-18-016-001-00; <b>Legal Description:</b> Lot 3 <b>Comments:</b> The subject parcel is not zoned and consists of vacant forested land on the southern shore of the Escanaba River. The subject is located approximately 11 miles southwest of Rock MI near County Road SM. The subject does not have road frontage on County Road SM and is only legally accessible via floating the Escanaba River unless a private road easement is obtained from the only adjacent landowner. Relief on the parcel is relatively flat with predominantly wet muck soils. The subject property has about 300 feet of frontage on the Escanaba River but is only ~30 feet wide. The property may or may not exist depending on the changes in the southern riverbank over time. A survey would likely be needed to know this. 0.3 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off CR SM	\$900.00
99126	<p><b>Parcel ID:</b> 52-05-202-003-00; <b>Legal Description:</b> NW1/4 of the NE1/4 <b>Comments:</b> The subject parcel is zoned RRP - Recreation Resource Production and consists of vacant forested land northeast of the Wagon Wheel Lane and M-35 intersection. The subject is located approximately 8 miles northwest of Gwinn MI. Relief on the parcel ranges from flat to sloping (25+ degree slopes) with a combination of wet and dry soils. Wet muck soils are near the Green Creek flooding through the center of the property. The adjacent uplands are dry loamy-fine sands with intermittent boulders. The subject is surrounded by 5 private landowners. Legal access to Wagon Wheel Lane is unknown. Marquette County Road Commission maps show the roadway stopping short of the subject at the adjacent landowners camp ( "Cougar Creek Ranch") to the south, but that is inconclusive as it regards legal access. The shared road across this parcel over the SE corner, just past the CC Ranch buildings, is also used by adjacent landowners further north to access their parcels. So there is some suggestion of a casual access agreement here. The property does meet local zoning to build which requires 10 acres and 400 feet of width but will likely require road access or an easement to get a building permit. 40 Acres. There is power in the area. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Wagon Wheel Lane	\$20,250.00

99127	<p><b>Parcel ID:</b> 52-05-128-025-00; <b>Legal Description:</b> Lot 8 <b>Comments:</b> The subject parcel is zoned RRP " Recreation Resource Production and consists of vacant forested land along the western bank of the Escanaba River. The subject is located approximately 1.5 miles south of Gwinn MI south of Powerline Road (west of the Escanaba River). Relief on the parcel ranges from flat to 30-degree slopes with dry sandy/gravelly loam soils. There are some poorly drained areas near the river. The subject is surrounded by 3 private landowners. The subject parcel is legally accessible via floating the Escanaba River. To legally access the property via Powerline Road an easement would have to be granted by the private property owner(s) to the north. There is a bridge over the Escanaba River along Powerline Road that does supply access to Gwinn from the west side of the river. The property does meet local zoning to build which requires 10 acres and 400 feet of width but will likely require road access or an easement to get a building permit. 18.67 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Powerline Rd	\$41,000.00
99129	<p><b>Parcel ID:</b> 52-09-436-003-00; <b>Legal Description:</b> NW 1/4 <b>Comments:</b> The subject parcel is zoned TP " 40 " Timber Production Forty and consists of vacant forested land with frontage on two of the Van Riper Lakes. The subject is located approximately 8.5 miles north of Champion MI east of the Peshekee Grade. Relief on the parcel ranges from rolling to steep (up to 60-degree slopes) with cobbly sandy-loam soils. There are some scattered marshes with muck soils throughout the northern part of the property. The subject is surrounded by 3 private landowners. To legally access the property via the Peshekee Grade an easement would have to be granted by the private property owner(s) to the west. The property does meet local zoning to build which requires 40 acres and a 660-foot setback but will likely require road access or an easement to get a building permit. 160 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Peshekee Grade	\$84,000.00
99130	<p><b>Parcel ID:</b> 52-09-124-002-00; <b>Legal Description:</b> S 1/2 of the NE 1/4 <b>Comments:</b> The subject parcel is zoned TP " 40 " Timber Production Forty and consists of vacant forested land. The subject is located approximately 13 miles southwest of Big Bay MI south of Triple A Road. Relief on the parcel ranges from flat to rolling with dry sandy soils scattered with isolated pockets with wet muck soils. There is also a small pond located in the center of the property. The subject is surrounded by 3 private landowners. To legally access the property via Triple A Road (or a connecting access road) an easement would have to be granted by the private property owner(s) to the north or west. The property does meet local zoning to build which requires 40 acres and a 660-foot setback but will likely require road access or an easement to get a building permit. 80 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off AAA Rd	\$66,000.00
99131	<p><b>Parcel ID:</b> 52-09-436-005-00; <b>Legal Description:</b> SW1/4 of the SE1/4 <b>Comments:</b> The subject parcel is zoned TP " 40 " Timber Production Forty and consists of vacant forested land near the Van Riper Lakes. The subject is located approximately 8.5 miles north of Champion MI east of the Peshekee Grade. Relief on the parcel ranges from rolling to steep (up to 60-degree slopes) with cobbly sandy-loam soils. There are some scattered marshes with muck soils in the southwestern part of the property. The subject is surrounded by 3 private landowners. To legally access the property via the Peshekee Grade an easement would have to be granted by the private property owner(s) to the west. The property does meet local zoning to build which requires 40 acres and a 660-foot setback but will likely require road access or an easement to get a building permit. 40 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Peshekee Grade	\$40,500.00
99132	<p><b>Parcel ID:</b> Part of 52-11-111-001-00; <b>Legal Description:</b> That part of SW1/4 of the NE1/4 lying southwesterly of the county road right-of-way <b>Comments:</b> The subject parcel is zoned TP " 40 " Timber Production Forty and consists of vacant forested land on the southwest side of County Road 550. The subject is located approximately 20 miles north of Marquette MI about a 1/2 mile north of the Remington Road intersection. Relief on the parcel is fairly level with dry stony sandy-loam soils. The subject has 2 private landowners to the south and the west. The subject does have legal road access on County Road 550. The property does not currently meet local zoning to build which requires 40 acres and a 660-foot width. DNR has submitted information to Powell Township to conduct a local parcel split along the road. The township may decide to rezone the parcel at that time to Rural Residential " 5. Interested buyers are encouraged to contact the township regarding zoning. The State of Michigan does not own the mineral rights to the parcel. 5.7 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	CR 550	\$7,000.00

99134	<b>Parcel ID:</b> 52-12-228-014-00; <b>Legal Description:</b> Lot 2 <b>Comments:</b> The subject parcel is zoned WR-1 - Waterfront Residential One and consists of vacant forested land on the eastern shore of Grant Lake. The subject is located approximately 7 miles southwest of Republic MI on Grant Lake Road. There is no legal access to the property. Fir Road is a seasonal county maintained road which is within a mile of the subject (to the north) and provides access to Grant Lake Road. Marquette County does not maintain Grant Lake Road and the State of Michigan has not been supplied an easement for access to the property. Relief on the parcel is fairly level with mostly dry silty-loam soils. There are some small pockets of wet muck soils near the eastern border. The subject has 4 surrounding private landowners. The property does currently meet local zoning to build which requires 1 acre and a 150-foot width. Road access or a private road easement will likely be needed to get approval to build. Nearly 1350 foot of lake frontage! 25.7 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Grant Lake Rd	\$150,000.00
99135	<b>Parcel ID:</b> 52-12-131-005-00; <b>Legal Description:</b> Lot 2 <b>Comments:</b> The subject parcel is zoned WR-1 - Waterfront Residential One and consists of vacant forested land on the southwestern shore of Lotto Lake. The subject is located approximately 25 miles southwest of Republic MI near Sparrow Lane. There is no legal access to the property. Marquette County does not maintain Sparrow Lane and the State of Michigan has not been supplied an easement for access to the property from the lane. Relief on the parcel ranges from level to rolling with silty-loam soils. In portions of the center of the property there are pockets of wet muck soils. The subject has 3 surrounding private landowners. The property does currently meet local zoning to build which requires 1 acre and a 150-foot width. Road access or a private road easement will likely be needed to get approval to build. Nearly 600 foot of lake forntage! 38 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Off Sparrow Ln	\$31,500.00
99137	<b>Parcel ID:</b> Part of 52-13-032-001-00; <b>Legal Description:</b> S1/2 of NW1/4 of NW1/4 <b>Comments:</b> The subject parcel is zoned FR-1 " Forest Recreational and consists of vacant forested land along the Middle Branch Escanaba River. The subject is located approximately 18 miles south of Negaunee MI southeast of the County Road 565 and County Road MWF intersection. There is no legal access to the property. The property does have ~420 foot of frontage on the Middle Branch Escanaba River and can legally be accessed via floating the stream. Relief on the parcel ranges from rolling to steep with dry rocky silty-loam soils. The subject has 2 surrounding private landowners. The property does currently meet local zoning to build which requires 10 acres and a 330-foot width. Road access or a private road easement will likely be needed to get approval to build. 20 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Off CR MWF	\$13,500.00
99140	<b>Parcel ID:</b> 52-16-118-002-00; <b>Legal Description:</b> NW1/4 of the NE1/4 <b>Comments:</b> This waterfront, 40 acre parcel is zoned RP - Resource Production is wooded land along the Middle Branch Escanaba River. It is located approximately 10 miles south of Ishpeming MI near the end of County Road PRB. County Road PRB is maintained by Marquette County and supplies access to the subject. Relief on the parcel is relatively flat with dry sandy loam soils. That being said there are some wet/muck areas near the river. The subject is surrounded by 4 private landowners. The northern part of the property (north of the county road) was recently logged by the State of Michigan. The property does currently meet local zoning to build which requires 40 acres in size. Around 440 feet of frontage on the Middle Branch Escanaba River! 40 Acres., There is pink survey tape along the road at the approximate west line, and there is a large steel gate at the east. <b>Additional Disclosures:</b> 43; 75 (see key for full text) <b>Summer Tax Due:</b> TBA	CR PPE	\$29,000.00
99141	<b>Parcel ID:</b> 52-17-020-009-00; <b>Legal Description:</b> NW1/4 of the SW1/4 <b>Comments:</b> This property is not zoned. Vacant wooded land in central Turin Township. Approximately 2 miles northeast of McFarland MI on the corner of County Road 444. County Road 444 is maintained by Marquette County and supplies access to the subject on the western and northern border of the property. Electric power runs along the county road. Relief on the parcel is relatively flat with dry silty-loam soils. The southern part of the property is composed of wet muck soils. The subject is surrounded by 3 private landowners to the south and east. 40 Acres. Parel is 1320' square and has paved road frontage on two complete sides. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	CR 444	\$30,000.00

99142	<p><b>Parcel ID:</b> 52-17-022-008-00; <b>Legal Description:</b> SW1/4 of the NW1/4 <b>Comments:</b> This land is not zoned. It is vacant wooded land in central Turin Township. About 4 miles northeast of McFarland MI on the corner of County Road 444. County Road 444 is maintained by Marquette County and supplies access to the subject on the western border of the property. Electric power runs along the county road. Relief on the parcel is relatively flat with dry silty-loam soils. The middle part of the property is composed of wet muck soils. The subject is surrounded by 4 private landowners to the north south and east. Paved county road frontage along the entire west line of the property! Parcels measures 1320' square and has a nice open, level homesite along the paved county road frontage.</p> <p><b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	CR 444	\$31,500.00
99143	<p><b>Parcel ID:</b> 52-17-015-007-00; <b>Legal Description:</b> NE1/4 of the SW1/4 <b>Comments:</b> The subject parcel is not zoned and consists of vacant forested land in central Turin Township. The subject is located approximately 5.5 miles northeast of McFarland MI on County Road 533 (Maple Grove Road). County Road 533 is maintained by Marquette County and supplies access to the subject on the eastern border of the property. Electric power runs along the county road. Relief on the parcel is relatively flat with dry silty-loam soils. The northwestern part of the property is composed of wet muck soils. The subject is surrounded by 3 private landowners to the north south and west. 40 Acres. 1320' square. Paved road frontage along the entire east line. There are a couple of two tracks into the property. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	CR 533	\$33,000.00
99144	<p><b>Parcel ID:</b> 52-17-030-018-20; <b>Legal Description:</b> The E 330 ft of the N 660 ft of the NE 1/4 of SE 1/4 <b>Comments:</b> This property is not zoned. Vacant wooded land in central Turin Township. The subject is located approximately 1 mile east of McFarland MI southwest of the County Road 444 and County Road RE intersection. County Road 444 is maintained by Marquette County and supplies access to the subject on the northern border of the property. Electric power runs along the county road. Relief on the parcel is relatively flat with dry silty-loam soils. The southern part of the property is composed of wet muck soils. The subject is surrounded by 3 private landowners to the south east and west. The northern part of the property is open and ideal for a building location. 5 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	CR 444	\$10,500.00
99195	<p><b>Parcel ID:</b> Part of 52-12-324-003-00 (A); <b>Legal Description:</b> (T47N R30W) Section 24 " Commencing at the SE corner of Government Lot 2 thence West 500 feet along the N 1/16 line thence North to the shore of Twin Lake thence Northeasterly along the shore of Twin Lake to the section line of Sections 24 and 13 thence easterly along the previously mentioned section line to the NE corner of Government Lot 2 thence south along the E 1/16 line to the POB otherwise known as the SE corner of Government Lot 2. <b>Comments:</b> The subject parcel is zoned WR-1 - Waterfront Residential One and consists of vacant forested land on the south shore of Twin Lake. The subject is located approximately 8 miles southwest of Humboldt MI near Granite Lake Road. There is no legal access to the property. Marquette County does not maintain Granite Lake Road and the State of Michigan has not been supplied an easement for access to the property. Relief on the parcel ranges from level to rolling with wet muck soils in the center of the property. The surrounding part of the property is composed of dry rocky silty-loam soils. The property does currently meet local zoning to build which requires 1 acre and a 150-foot width. Road access or a private road easement will likely be needed to get approval to build. The DNR has been notified that several of the surrounding landowners have a prescriptive private non-exclusive right of ingress and egress across part of the parcel along an existing road known as Granite Lake Road. The legality and public use of this access to the property is unknown. ~800 Ft Lake Frontage and ~13 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off Granite Lake Rd	\$51,000.00

99196	<p><b>Parcel ID:</b> Part of 52-12-324-003-00 (B); <b>Legal Description:</b> (T47N R30W) Section 24          " Government Lot 2 EXCEPT a parcel described as commencing at the SE corner of          Government Lot 2 thence West 500 feet along the N 1/16 line thence North to the shore of          Twin Lake thence Northeasterly along the shore of Twin Lake to the section line of          Sections 24 and 13 thence easterly along the previously mentioned section line to the NE          corner of Government Lot 2 thence south along the E 1/16 line to the POB otherwise known          as the SE corner of Government Lot 2. <b>Comments:</b> The subject parcel is zoned WR-1 -          Waterfront Residential One and consists of vacant forested land on the south shore of Twin          Lake. The subject is located approximately 8 miles southwest of Humboldt MI near Granite          Lake Road. There is no legal access to the property. Marquette County does not maintain          Granite Lake Road and the State of Michigan has not been supplied an easement for          access to the property. Relief on the parcel ranges from level to rolling with wet muck soils          in the center of the property. The surrounding part of the property is composed of dry          rocky silty-loam soils. The property does currently meet local zoning to build which          requires 1 acre and a 150-foot width. Road access or a private road easement will likely be          needed to get approval to build. The DNR has been notified that several of the surrounding          landowners have a prescriptive private non-exclusive right of ingress and egress across          part of the parcel along an existing road known as Granite Lake Road. The legality and          public use of this access to the property is unknown. ~900 Ft. Lake Frontage and ~18          Acres <b>Additional Disclosures:</b> 75 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	Off Granite Lake Rd	\$57,500.00
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## Menominee

Lot #	Lot Information	Address	Min. Bid
4400	<b>Parcel ID:</b> 005-009-019-50; <b>Legal Description:</b> SEC 9 T38N R25W PRT OF NE 1/4 OF SE 1/4; COM 748' N OF SE COR; TH N 255'; TH W 208'; TH S 255'; TH E TO POB. 1.2 A. <b>Comments:</b> 1.2 acre parcel on a paved country road in northern Menominee County, about 15 miles from Escanaba. There is a roof over mobile home here that has been vandalized and abandon. Lots of raw food garbage, furniture and other castoff. Enough to fill a 30 yard roll off. Once it is emptied, it'll need some doors, windows and walls repaired. The back door is completely missing. We suspect there is frozen plumbing here, and we noticed a section of the pipe to the septic tank was dug up out front .... not sure what's up with that. 3BR 2BA mobile is structurally sound, but really grubby. You stick to the floor when you walk thru. Outbuilding is solid and worthy of repair as well. Good roofs. The lot drops off sharply out the backdoor. Could be more garbage down there as a bonus. No extra charge. Has a cast iron claw foot bathtub in the master bath. We've never seen one of those in a mobile before .... <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$215.82	N16261 D-1 RD WILSON	\$1,666.88
4401	<b>Parcel ID:</b> 006-603-008-00; <b>Legal Description:</b> SEC 13 T36N R28W LOTS 8&9 BLK3 VILLAGE OF BANAT. <b>Comments:</b> Vacant parcel on a quiet gravel road in Banat. There is power in the area. <b>Summer Tax Due:</b> \$41.85	Effa Lane S1, Banat	\$1,082.49
4402	<b>Parcel ID:</b> 006-609-005-00; <b>Legal Description:</b> SEC 18 T36N R27W LOT 5 BLK 9 VILLAGE OF BANAT. <b>Comments:</b> Old wood frame cabin with attached garage in Banat, in north-central Menominee County. The structure was built on a wood pier footing system, which has decayed. The center of the cabin has sunk more than a foot into the crawlspace, causing the floors (and everything on them) to cascade into a hole in the center of the building. The garage roof has completely collapsed. The structure has no real value. There *is* a pitcher pump well in the kitchen which may have some repurposing value. No septic or toilet. Just a pipe hanging out the wall. There are two parcels included in this sale, the second of which is the vacant lot to the south. Last occupancy may have been in the 1990s. <b>Additional Disclosures:</b> 22; 36 (see key for full text) <b>Summer Tax Due:</b> \$54.14	N11264 CO RD 577	\$1,192.77
4403	<b>Parcel ID:</b> 006-609-006-00; <b>Legal Description:</b> SEC 18 T36N R27W LOT 6 BLK 9 VILLAGE OF BANAT. <b>Comments:</b> ~0.66 Acres Parcel Lot in Banat <b>Summer Tax Due:</b> \$18.64	BANAT BLK9- LOT6-VAC	\$808.13
4404	<b>Parcel ID:</b> 012-007-024-00; <b>Legal Description:</b> SEC 7 T37N R26W PRT OF NE 1/4 OF SE 1/4; COM AT INT OF S LN WITH W LN OF CO RD NO 1, TH N 145', W 300', S 145', E 300' TO POB. 1 A. <b>Comments:</b> Marshland parcel in Nadeau. Standing water near the road and wetlands indicators across the parcel. 1 acre on a paved county road. <b>Summer Tax Due:</b> \$12.03	34.5 LN NADEAU	\$736.27
4405	<b>Parcel ID:</b> 051-001-220-00; <b>Legal Description:</b> LUDINGTON & CARPENTERS 1ST ADD & SUBD OF PRTS OF BLKS 8, 14, 15 LOT 12 BLK 8. <b>Comments:</b> Vacant lot on 5th Avenue in Menominee. Served by 4th Place alley to the rear. A neighbor stores things on the parcel and mows it presently. It is wooded toward the front and open in the rear. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$45.64	5TH AVE MENOMINEE MI	\$789.07
4406	<b>Parcel ID:</b> 051-008-010-00; <b>Legal Description:</b> AUGUSTUS SPIES 2ND ADD W 1/2 OF LOT 4 BLK 2 <b>Comments:</b> Frame construction. Efficient 2 bedroom home (one up, one down) in a well maintained neighborhood in Menominee. The front and side porch both need attention. Front porch has weak steps and decking. Side porch roof has collapsed and needs to be removed. Side porch issues do not effect the integrity of the home itself, but it is the enclosure to the basement stairway, so it should be replaced after removal. Home is straight, solid and certainly a keeper. Would not require much effort to make move-in ready. Upper bedroom is a 1/2 story height large space. We could not access the basement because of debris in the side porch area. Alley service. Could be a really cute little place <b>Summer Tax Due:</b> \$784.63	1015 13TH AVE MENOMINEE	\$2,678.11

4407	<p><b>Parcel ID:</b> 051-019-260-00; <b>Legal Description:</b> LLOYDS 1ST ADD LOT 2 BLK 4</p> <p><b>Comments:</b> The roof here has been leaking, severely, for a long time. A chunk of the eave and soffit on the south (load bearing) wall has decayed to the degree that it has fallen to the ground. Inside, the damage is house-wide. Not a dry room or ceiling still up anywhere. We did not venture too far inside because air quality/mold is thick in here. We would view this home as a shell, to be completely gutted and redone. Expect some degree of decay in the south load bearing wall to require attention. We assume all of the mechanical systems will require replacement. This home is still structurally safe, its just very moldy and needs a complete strip. <b>Additional Disclosures:</b> 32; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,578.54</p>	1804 15TH ST MENOMINEE	\$6,982.52
4408	<p><b>Parcel ID:</b> 051-026-290-20; <b>Legal Description:</b> SEC 34 T32N R27W PRT OF NE1/4 OF SW1/4 BEG AT SW COR OF 23RD AVE &amp; 21ST ST TH W130.5' S130' E130.5' N ALG W LN OF 21ST ST 130.16' TO POB. <b>Comments:</b> Former dentists office. Mid-century modern design. Quality construction. The forward part of the building is pretty solid and will need cleaning but not major repair. The back end has a very bad roof and the space back there will need to be gutted and redone. 4 small offices, reception and work space up front, larger office and storeroom to the rear. All needs a good roof and some attention to soffits. Parking for an≈bout 15 vehicles. Check with the zoning folks to assure that your plans meet allowed uses under ordinance.</p> <p><b>Summer Tax Due:</b> \$2,304.67</p>	2101 23RD AVE MENOMINEE	\$9,892.41
9994408	<p><b>Parcel ID:</b> 051-026-290-20; <b>Legal Description:</b> SEC 34 T32N R27W PRT OF NE1/4 OF SW1/4 BEG AT SW COR OF 23RD AVE &amp; 21ST ST TH W130.5' S130' E130.5' N ALG W LN OF 21ST ST 130.16' TO POB. <b>Comments:</b> Former dentists office. Mid-century modern design. Quality construction. The forward part of the building is pretty solid and will need cleaning but not major repair. The back end has a very bad roof and the space back there will need to be gutted and redone. 4 small offices, reception and work space up front, larger office and storeroom to the rear. All needs a good roof and some attention to soffits. Parking for an≈bout 15 vehicles. Check with the zoning folks to assure that your plans meet allowed uses under ordinance.</p> <p><b>Summer Tax Due:</b> TBA</p>	2101 23RD AVE MENOMINEE	\$9,892.41



# Ontonagon

Lot #	Lot Information	Address	Min. Bid
5200	<b>Parcel ID:</b> 01 006 051 00; <b>Legal Description:</b> SECTION 6 T48N R42W COM 750 FT SOUTH & 720 FT WEST OF NE CORNER OF GOV'T LOT 2; TH S 62 FT; TH W 80 FT; TH N 62 FT; TH E 80 FT TO POB. .19 A. <b>Comments:</b> Vacant Lot ~0.19 acres on Finntown Rd. <b>Summer Tax Due:</b> \$5.17	Finntown Road	\$414.86
5201	<b>Parcel ID:</b> 01 504 001 00; <b>Legal Description:</b> LOT 1 BLK 4 OF VILLAGE OF BERGLAND. <b>Comments:</b> 1.5 story wood frame cottage on a corner lot in Bergland. 3BR (one walk-thru) 1BA. The original 1.5 story portion of this building is pretty solid and worth restoration. The addition to the rear has a really weak floor and it needs to be opened and done right ... or maybe that addition should just come off. A new roof would be a good idea here. Electrical is antiquated. Plumbing is minimal. The furnace is GONE. <b>Additional Disclosures:</b> 5; 22; 35 (see key for full text) <b>Summer Tax Due:</b> \$208.73	207 BIRCH ST BERGLAND TOWNSHIP	\$3,882.51
5202	<b>Parcel ID:</b> 02 411 003 53; <b>Legal Description:</b> SEC 11 T53N R37W COM FROM E1/4 COR OF SEC 11 S 87 DEG 10'10"W 1046.27 FT, DUE N 286 FT TO POB, S 87 DEG 10'10"W 120 FT, DUE N 100 FT, N 87 DEG 10'10"E 120 FT, DUE S 100 FT TO POB. .28 A. <b>Comments:</b> Vacant Lot ~0.28 Acres Bohemia Township <b>Summer Tax Due:</b> \$42.68	BOHEMIA TOWNSHIP	\$577.34
5203	<b>Parcel ID:</b> 03 013 006 00; <b>Legal Description:</b> SEC 13 T51N R41W A PAR OF LD BEG @ SW COR OF SW 1/4 OF NE 1/4; TH RUNNING N ON 1/4 LN 264 FT; TH DUE E 165 FT; TH S 264 FT; TH W ON 1/4 LN TO POB. 1 A. <b>Comments:</b> One (and a half) mobile homes. Two boats. A camper, snowmobile, ATV, a couple dozen tires, truck topper and other assorted and sundry items in the weeds. This one acre parcel will keep you busy cleaning it up to repurpose. We did not breach the door on the mobile to investigate there .... it's kinda like christmas ... when you get socks ... you kinda already know before you unwrap it? Paved county road about 6 miles south of Ontonagon headed toward Silver City. The complete mobile still has the tongue attached to help pull it out. You'll be best friends with the dumpster driver before you're done here. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$105.86	33558 HALFWAY RIVER RD CARP LAKE TOWNSHIP	\$864.31
5204	<b>Parcel ID:</b> 03 520 179 00; <b>Legal Description:</b> SEC 5 T50N R42W LOT 179 OF PLAT OF WHITE PINE. <b>Comments:</b> White Pine is a village that is similar to quickly built military base housing. In this instance, it was developed for the immediate needs of a nearby mine, which closed some number of years ago. Most of the houses here have low pitched and even flat roofs, which are not ideal for the heavy layer of snow and harsh weather here. As a result, many of them (including this one) have been retrofitted with often-times makeshift roof "repairs. This home has roof leak damage inside the right/east side of the house, and you can see mold through the windows. These homes are typically slab-on-grade construction and two or three bedrooms. The utilities in this home were still "on" at the time of our visit in early June, so we did not breach it for interior inspection. You can safely assume there will be resurfacing and roofing to do here, at a minimum. Expect 2 or 3 bedrooms. It has a one car garage incorporated into the structure. This one appears to be structurally solid, but will need work. <b>Additional Disclosures:</b> 32; 5 (see key for full text) <b>Summer Tax Due:</b> \$147.46	17 OAK ST CARP LAKE TOWNSHIP	\$7,109.83
5205	<b>Parcel ID:</b> 03 540 333 00; <b>Legal Description:</b> SEC 5-8 T50N R42W LOT 333 OF PLAT OF WHITE PINE #1. <b>Comments:</b> White Pine is a village that is similar to quickly built military base housing. In this instance, it was developed for the immediate needs of a nearby mine, which closed some number of years ago. This home is typical of the bi-level design often used here, with living room and kitchen upstairs and 2 bedrooms and bath downstairs. One car attached garage to the side. This home is LOADED with *food* garbage, and was already "ripe" when we visited in early June. It'll be a treat by August. This type of property is difficult to inspect, because the condition is often obscured by layers of trash. It will be necessary to empty this one out before it can truly be examined. It appears to be solid and straight, and free of excessive decay to structural members. However we would be certain that it is infested with vermin. It also clearly housed several pets, and there are feces everywhere. We really could not enter the home much past the top of the stairs because of the amount of debris here. The stairway leading to the lower level is even more extreme. One detail worth noting is that this home was occupied until about April, which means that there should not be freeze damage to plumbing. The roof appears good. Much of this property we really could not examine. Even if we had waded thru the food garbage, it would cover what needs to be seen. Structurally we think this is a pretty good project house. But expect a surprise or two as you're filling dumpsters. <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$257.58	92 MAPLE ST CARP LAKE TOWNSHIP	\$2,974.00

5206	<b>Parcel ID:</b> 04 202 010 00; <b>Legal Description:</b> SEC 2 T50N R38W 1 SQUARE ACRE IN EXTREME NW COR OF NW1/4 OF SW1/4. 1 A. <b>Comments:</b> Parcel is one square acre (208.75' x 208.75') in size. Fronts on Algomah Road, a seasonal gravel road. There is power here at the road. This is very nice uplands parcel with oaks and softwoods towering over a carpet of ferns. While investigating this one we found remnants of an old shack that probably has been forgotten for decades. Not much left of it. This is located in a fairly unpopulated area in eastern Ontonagon County. <b>Summer Tax Due:</b> \$7.61	Algomah Road	\$487.73
5207	<b>Parcel ID:</b> 04 202 013 00; <b>Legal Description:</b> SEC 2 T50N R38W 1 SQ A IN EXTREME SE COR OF NW 1/4 OF SW 1/4. 1 A. <b>Comments:</b> Vacant Lot 1 Acre in Greenland Township <b>Summer Tax Due:</b> \$7.61	GREENLAND TOWNSHIP	\$487.73
5208	<b>Parcel ID:</b> 06 504 013 00; <b>Legal Description:</b> SEC 12 T47N R38W LOT 13 BLK 4 OF SUPERVISORS PLAT NO 1. <b>Comments:</b> We sold this house in 2012. At that time, someone had gutted it and begun a rehab, but it had stalled. The buyer in 2012 clearly put a lot of work into it since that time, and may have actually had it finished or nearly finished, when a frozen pipe incident destroyed much of the interior work he had accomplished. Since our last visit a decade ago, the structural framing has been completed and a 200A electric service installed (not energized). The home has new windows and doors, and the front porch is all new. Steel roofing has been added on the front porch and it appears that the upper floor is mostly finished, but is lacking a stairway to get to it. The heavy lifting and expense here is done. What remains is repair of the plumbing; completion of the electrical, kitchens and baths; drywall and surface refreshing (flooring and paint); and a new back deck. Woodburning fireplace (condition unknown). Municipal sewer and water here is \$55 a month. Located in friendly little Trout Creek. This could make a wonderful getaway or family home. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$629.25	110 WEIDMAN ST INTERIOR TOWNSHIP	\$7,714.55
5209	<b>Parcel ID:</b> 10 763 005 00; <b>Legal Description:</b> LOTS 5 & 6, BLOCK 3 OF ADAIR'S ADD TO WEBSTER. <b>Comments:</b> Two platted, wooded lots in the Village of Rockland. There is a depression/small ravine toward the rear of the parcel. Paved village street with power and municipal water nearby! <b>Summer Tax Due:</b> \$14.64	Dewey Street, Rockland	\$445.55
5210	<b>Parcel ID:</b> 41 281 003 25; <b>Legal Description:</b> SEC 30 T52N R39W BEG AT NE COR OF LOT 3 OF CHARLES A PARKER'S SUB TO VILLAGE OF ONTONAGON, TH W 100', TH S 150', TH E 100', TH N 150' TO POB. <b>Comments:</b> We've sold this one before. Not much has changed here. This house has a deteriorated foundation (if there even is one) under the rear one-story section of the home. It will need (at a minimum) to have the floors opened and that issue fixed. There is separation (daylight) between the floor and the walls in this area. Might be easier to just tear this all off and start over, to be honest. The two story section of the home is more solid, and has a full basement, however you'll need to bring your swimsuit and flippers to investigate it, because its got a couple feet of water in it. There is a noticeable dip in the SW corner of the main floor, and we assume that the foundation in that corner of the two story section also needs some work. This *could* be a decent home with the foundation issues and a new roof. It's not leaking (yet), but it's gonna! Attached two car garage is merchantable. We did not see the electric service or furnace (we didn't have our scuba gear with us) and we assume they're in the basement and will need replacement. There is softer soil here which likely contributed to these issues. <b>Additional Disclosures:</b> 5; 34 (see key for full text) <b>Summer Tax Due:</b> \$699.70	732 PARKER AVE ONTONAGON TOWNSHIP	\$3,320.34
5212	<b>Parcel ID:</b> 41 591 003 00; <b>Legal Description:</b> SEC 25 T52N R40W BEG S 56 DEG 31 M E 126' OF SE COR OF BLK 26 OF WM A HEITKA SUB, TH S 56 DEG 31 M E 65', TH N 33 DEG 29 M E 107', TH N 56 DEG 31 M W 65', TH S 33 DEG 29 M W 107' TO POB. <b>Comments:</b> 2BR 1BA home in Ontonagon. Has been vacant about 5 years. There is freeze damage to plumbing and the heating boiler. The house is solid and straight, but grubby. The floor coverings have a literal tril worn into them. Hasn't had a good cleaning in decades. This was oil heat and has that aroma and the associated film. A good cleaning and resurfacing would go a long way in making this a cute little place. Fairly modern electric service, the supply to which has been dropped by the utility provider. 1.5 story. Basement is low and a bit damp, but that will correct with being occupied and heated. The rear stairs are seriously deteriorated and should be replaced. We'd do the front while we were at it. Nice southern exposure sun porch across the front. Roof is solid and mid-life. There is natural gas service available. Great time to upgrade to NG forced air! <b>Additional Disclosures:</b> 35 (see key for full text) <b>Summer Tax Due:</b> \$70.04	213 MICHIGAN ST ONTONAGON TOWNSHIP	\$3,707.03

## Ontonagon (DNR)

Lot #	Lot Information	Address	Min. Bid
99153	<p><b>Parcel ID:</b> 01-211-026-00; <b>Legal Description:</b> SE1/4 EXCEPT SW1/4 of the SE1/4 ALSO EXCEPT Railroad ROW and M28 highway ROW ALSO EXCEPT NW1/4 of the SE1/4 South of Merriweather River ALSO EXCEPT SE1/4 of the SE1/4 South of M-64 <b>Comments:</b> Zoned Vacant Residential. Has road frontage on M28, M64 and Old M28. The property is located SE of the M28 and M64 intersection near Lake Gogebic. Merriweather River/Creek flows through the center of the property. In addition a railroad also cuts through the northern part of the subject (bisecting the property). The topography of the subject consists of flat marshland with mostly muck or ponded soils. Lake Gogebic could likely be accessible from here, by floating the Merriweather River/Creek. The southern part of the parcel near M64 or the northern part near Old M28 may be dry enough to build. Electric lines do run along Old M28. 90 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Old M-28 M-64	\$51,000.00
99154	<p><b>Parcel ID:</b> 01-005-064-00; <b>Legal Description:</b> Com 637 feet East of intersection of West line of Govt Lot 4 &amp; S R/W of DSS&amp;A RR thence South at right angles to RR 25 feet to shore of Lake Gogebic thence Westerly along shore 100 feet thence Northerly at right angle to RR to S R/W thence Easterly along R/W to POB <b>Comments:</b> The subject property is zoned Vacant Residential and has frontage on Lake Gogebic. The property is located south of M64 (and the RR tracks) west of the Ash Street intersection about 1 mile west of Bergland MI. The property can only legally be accessed via the adjacent private landowners or via Lake Gogebic. The subject parcel is only ~25 ft. wide (between the RR right-of-way and the lake) with about 100 ft. of frontage on Lake Gogebic. The topography of the subject consists of flat poorly drained muck soils. Due to the small size wet soils and lack of road frontage building on the subject is likely not possible. 0.05 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Off M-64	\$1,200.00
99155	<p><b>Parcel ID:</b> 04-336-009-00; <b>Legal Description:</b> That part SW1/4 of the SW1/4 lying East of thread of Adventure Creek <b>Comments:</b> Zoned Vacant Residential and has road frontage on the west side of M26. The southeastern part of the property does front the M26 ROW which supplies legal access to the parcel. The property is located north of the Depot Road and M26 intersection (across the creek and after the curve) near Mass City MI. The topography of the subject consists of rolling to steep forested land with dry loamy soils. Adventure Creek, a small but picturesque stream, is the western border of the subject. 15 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	M-26	\$11,500.00
99156	<p><b>Parcel ID:</b> 41-112-003-00; <b>Legal Description:</b> A piece of land commencing 699 feet South of the NE corner of Section thence West 213 feet North 100 feet West 33 feet South 278.91 feet East 213 feet North 150 feet East 33 feet North 28.91 feet to point of beginning except commencing 699 feet South of NE corner of Section thence West 213 feet North 100 feet West 33 feet South 278.91 feet East 113 feet North 150 feet East 133 feet North 28.91 feet to beginning. <b>Comments:</b> The subject property is zoned R2-Residential and has road frontage on the east side of Zinc Street. The property is located north of the Slate Street and Zinc Street intersection in the Village of Ontonagon MI. A small intermittent creek flows through the property which is composed of vacant forested land. The topography of the subject consists of sloping relief with dry sandy-loam soils. The Village of Ontonagon requires 10000 sq. feet (just under 1/2 acre) and a lot width of 75 ft. in order to meet local zoning to build. The subject property does conform with these restrictions as it is 0.34 acres and has dimensions of 150 ft. X 100 ft. 0.34 Acres. This property sits about ten feet below road grade, and is somewhat wet. It may take some study to devise a way to build here. Consult with local officials on the adaptability of this lot, physically, to be buildable. <b>Additional Disclosures:</b> 75; 49; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Zinc St	\$1,500.00

## Additional Disclosures Key

**5:** One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

**6:** This property is **occupied**. Please respect the privacy of current occupants and limit any inspection to what can be **safely observed from the road**. Some occupants may be upset or angry and may meet contact with aggression or violence. **Please use discretion and caution when researching this or other occupied properties**. Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

**9:** This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

**11:** This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

**12:** This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

**13:** A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

**17:** Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

**18:** The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

**21:** This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property.** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

**22:** This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

**23:** This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to

determine whether a parcel is suitable for your desired purpose.

**32:** This building contains evidence of ***mold***. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

**33:** The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

**34:** The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

**35:** This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

**36:** This parcel includes a structure which should be considered ***DANGEROUS***. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. ***You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

**39:** This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

**41:** This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

**43:** Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

**50:** The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

**62:** This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

**63:** Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

**65:** A visual inspection indicated that this parcel ***may*** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

**66:** This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

**75:** The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided

under Article III, part 761 of PA 451 of 1994 as amended.